

**NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION  
For the City of San Joaquin Main Street Town Homes Project**

**DATE:** October 10, 2024

**TO:** Responsible Agencies, Trustee Agencies, Interested Parties

**LEAD AGENCY:** City of San Joaquin

**PROJECT TITLE:** Main Street Townhomes Project

NOTICE IS HEREBY GIVEN that the City of San Joaquin has prepared a Draft Initial Study-Mitigated Negative Declaration (IS-MND) for the project listed above pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15000 et seq. Anyone desiring to comment on the IS-MND may do so in writing within the 30-day public review period from Thursday, October 10, 2024 through 5:00 p.m. on Monday, October 11 Day, 2024.

**PROJECT LOCATION:** The project is located in northeastern San Joaquin, inside the City limits, east of the corner of Main Street and Arizona Avenue, on approximately 5.06 acres within Assessor's Parcel Number 033-040-050. See Figure 1 for a map of the project site. The project does not contain hazardous wastes identified on lists compiled pursuant to Government Code Section 65962.5.

**PROJECT DESCRIPTION:** The proposed project involves the development of a 44-unit single-family development, ranging in size from 3,500 square feet to 5,700 square feet of duplex homes on a 5.06-acre site. The project would construct internal roads, landscaping, and a six-foot block wall along Main Street per City Standards. The project would require the approval of a zone change from R-1 (Single-family residential) to R-2 (multi-family residential), and the approval of a General Plan Amendment from Low Density Residential to Medium Density Residential. Furthermore, the project would require the approval of a Text Amendment from the City of San Joaquin Zoning Ordinance, Part 6, R-2 Multi-Family Residential Zoning; Section 154.006.03 Development Standards currently require a minimum side yard of 10 feet of the adjoining Lot when a "0" lot line development is proposed. As part of the project, the text would be amended to state when a zero "0" lot line development with a duplex building, defined under Section 154.003.01 Definitions of the City of San Joaquin Zoning Ordinance, the interior zero lot line shall divide a 1" air space equally between two fire rated walls dividing the duplex into two single family residential units, the opposite side yard shall provide a minimum setback of 5 feet, resulting in a minimum of 10 feet between buildings on the adjoining lot as intended by the current development standards.

**ENVIRONMENTAL DETERMINATION:**

Pursuant to the requirements of CEQA, an Initial Study was prepared for the project. The Initial Study describes the environmental impacts of the project and suggests mitigation measures where necessary to reduce impacts to biological resources, cultural resources, geology and soils (paleontological resources), hazards and hazardous materials (accidental release of hazardous materials), to less-than-significant levels. The proposed mitigation measures will be implemented

as part of the project to ensure the project will not generate a significant adverse impact on the environment during construction or operation. Based on this assessment, a Mitigated Negative Declaration has been prepared.

**PUBLIC COMMENTS/REVIEW:** In accordance with Section 15073 of the State CEQA Guidelines, the Draft IS-MND is available for public review for 30 days from Thursday, October 10, 2024, through 5:00 p.m. on Monday, October 11 Day, 2024, at:

- City of San Joaquin Website (<https://cityofsanjoaquin.org/> )
- City of San Joaquin City Hall during normal business hours (21900 Colorado Avenue, San Joaquin, CA 93660)

Written comments must be submitted no later than 5:00 p.m. on Monday, October 11 Day, 2024. Please address comments to:

Elizabeth Cabrera, City Manager  
City of San Joaquin  
P.O. Box 758  
San Joaquin, CA 93660  
or by email to: [elizabethc@cityofsanjoaquin.org](mailto:elizabethc@cityofsanjoaquin.org)

Figure 1 Project Location



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