

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Main Street Townhomes Project

Lead Agency: City of San Joaquin

Contact Name: Elizabeth Cabrera

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Phone Number: (559) 693-4311

Project Location: San Joaquin

City

Fresno

County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: Mitigation Measure BIO-1 would avoid impacts to native or nesting birds.

Cultural Resources: Mitigation Measure CUL-1 would avoid impacts to archaeological and historical resources.

Geology and Soils: Mitigation Measure GEO-1 would minimize potential impacts to paleontological resources.

Hazards and Hazardous Materials: Mitigation Measure HAZ-1 would reduce potential impacts associated with the accidental release of hazardous materials into the environment during project operation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.