

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Main Street Townhomes Project

Lead Agency: City of San Joaquin Contact Person: Elizabeth Cabrera
 Mailing Address: 21900 Colorado Avenue, P.O. Box 758 Phone: (559) 693-4311
 City: San Joaquin Zip: 93660 County: Fresno County

Project Location: County: Fresno City/Nearest Community: City of San Joaquin
 Cross Streets: Main Street, Arizona Avenue Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): 36 ° 36 ' 39 " N / 120 ° 10 ' 55 " W Total Acres: 5.06

Assessor's Parcel No.: 033-040-05 Section: 24 Twp.: 15 S Range: 16 E Base: MDM

Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: San Joaquin Elementary School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 44 Acres 5.06
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy, GHG

Present Land Use/Zoning/General Plan Designation:

R-1 (Single-family residential)

Project Description: *(please use a separate page if necessary)*

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>6</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 10/10/24 Ending Date 11/11/24

Lead Agency (Complete if applicable):

Consulting Firm: <u>Crawford & Bowen Planning, Inc.</u>	Applicant: <u>City of San Joaquin</u>
Address: <u>113 N. Church Street, Suite 310</u>	Address: <u>21900 Colorado Avenue</u>
City/State/Zip: <u>Vissia, CA 93291</u>	City/State/Zip: <u>San Joaquin, CA 93660</u>
Contact: <u>Emily Bowen</u>	Phone: <u>(559) 693-4311</u>
Phone: <u>(559) 840-4414</u>	

Signature of Lead Agency Representative: Elizabeth Cabrera Digitally signed by Elizabeth Cabrera
Date: 2024.10.10 10:13:42 -0700 Date: 10/10/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.