



Tentative Tract Map No. 6307 Project

Categorical Exemption Report

prepared for

City of San Joaquin

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Categorical Exemption Report

This report serves as the technical documentation of an environmental analysis performed by Rincon Consultants, Inc. for the Tentative Tract Map No. 6307 Project (herein referred to as “the project” or the “proposed project”) in the City of San Joaquin, California. The intent of the analysis is to document whether the project is eligible for a Class 32 In-Fill Development Projects Categorical Exemption (CE). The report provides an introduction, project description, and evaluation of the project’s consistency with the requirements for a Class 32 CE. This includes an analysis of the project’s potential impacts in the areas of biological resources, traffic, air quality, noise, water quality, and historic resources. The report concludes that the project is eligible for a Class 32 CE.

1. Introduction

The City of San Joaquin proposes to adopt a Class 32 CE for a proposed project at the northeast corner of Arizona Avenue and Main Street. The State CEQA Guidelines Section 15332 states that a CE is allowed when:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare, or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

State CEQA Guidelines Section 15300.2(f) also states that a categorical exemption “shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.”

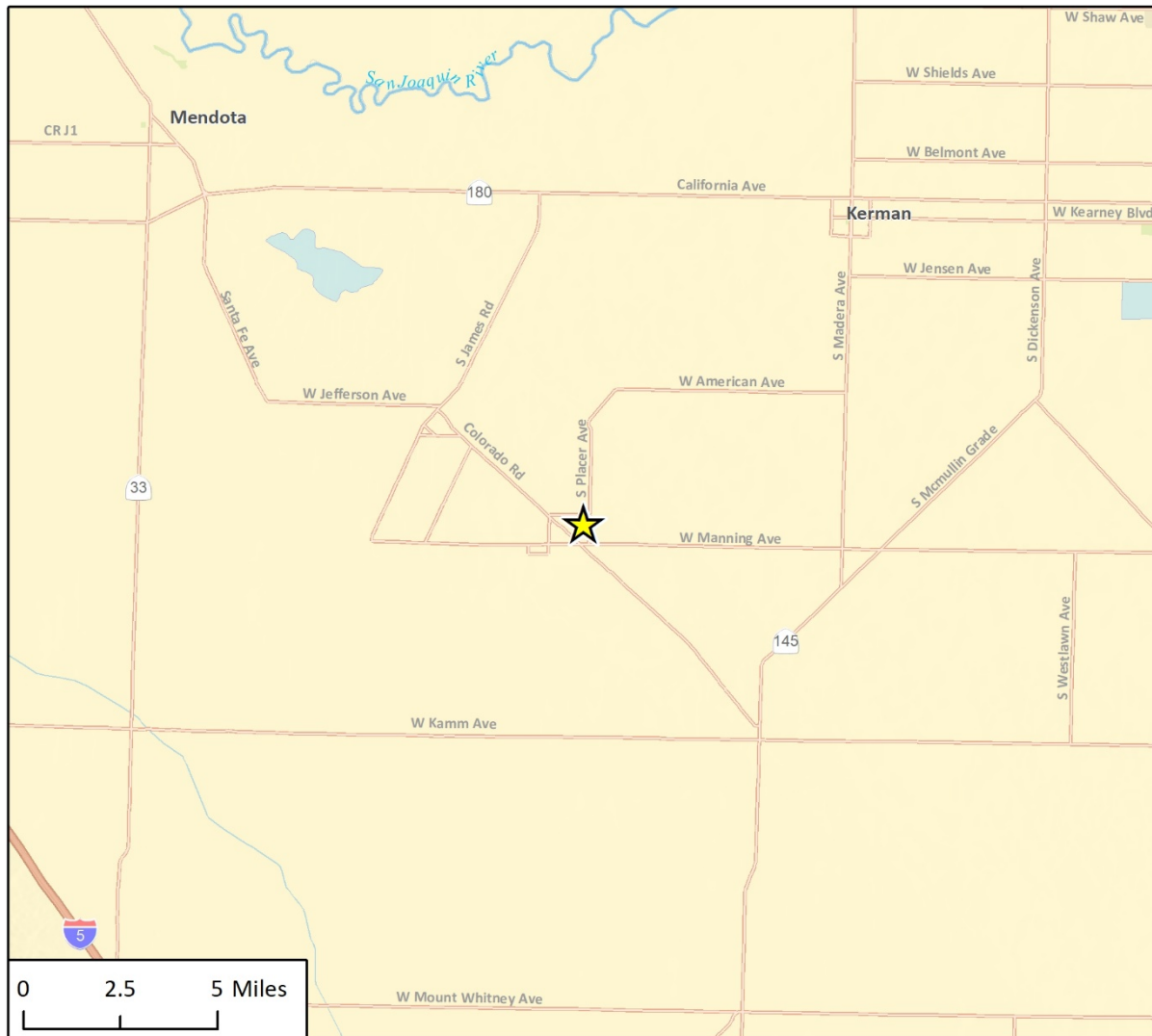
Rincon Consultants, Inc. evaluated the project’s consistency with the above requirements, including its potential impacts in the areas of biological resources, traffic, noise, air quality, water quality, and historic resources to confirm the project’s eligibility for the Class 32 CE.

2. Project Description

The approximately 5-acre project site is located at the northeast corner of Arizona Avenue and Main Street in the City of San Joaquin (Assessor Parcel Numbers [APN]: 033-040-50S. The parcel is designated as LDR (Low Density Residential) that also is in an, “...area to be refined at the time of the tentative subdivision map” and the site is zoned R-1 (Low Density Residential). The site is currently an undeveloped dirt lot used for agricultural purposes. See Figure 1 for the regional location and Figure 2 for the project site location. Approval of the tentative tract map would allow for the subdivision of the parcel into 23 lots for future development of single-family homes with two

internal cul-de-sac streets as shown in the site plan (Figure 3). These lots would range from 6,450 square feet (SF) to 12,552 SF.

Figure 1 Regional Location Map



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★ Project Location

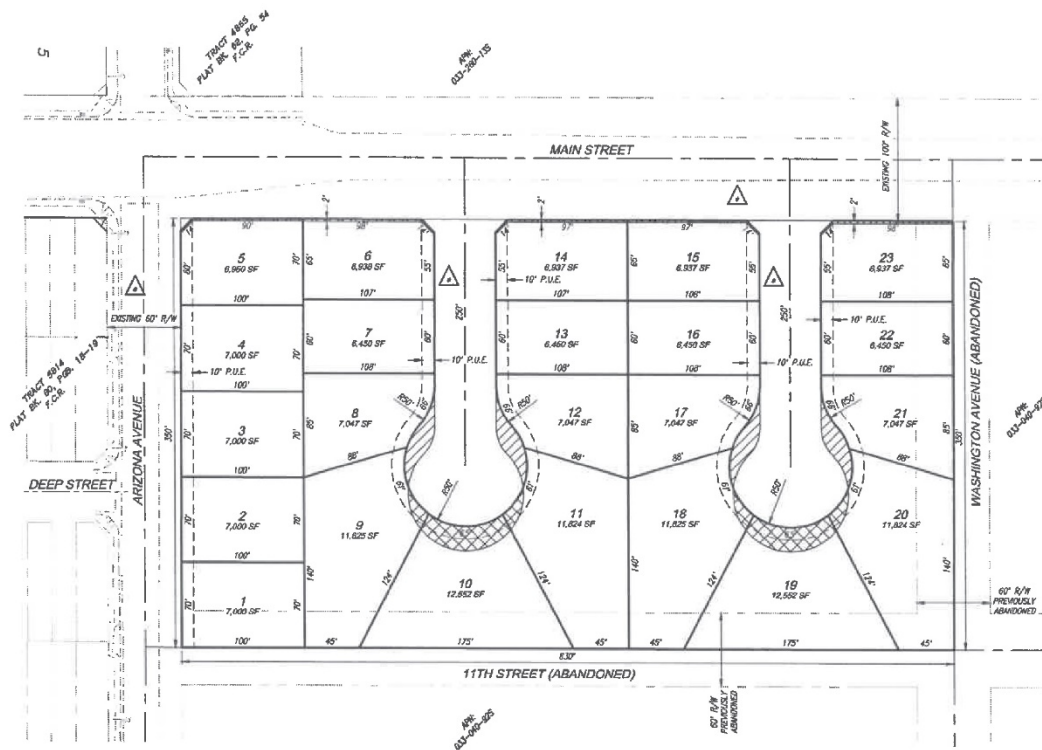


Fig 1 Vicinity Map

Figure 2 Project Site Location



Figure 3 Site Plan



Source: Precision Civil Engineering.

0 75 150 Feet



3. Existing Site Conditions

The project site is currently undeveloped and is used for agricultural purposes. The land uses surrounding the project site are suburban/residential to the south and west and agricultural to the north, east and southeast.

4. Consistency Analysis

CEQA Guidelines Section 15332(a)

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Consistency with selected applicable City of San Joaquin Municipal Code (SJMC) requirements for the R1 zone is analyzed below and shown in Table 2.

Permitted Uses

According to the San Joaquin General Plan Land Use Map, the project site is designated for Low Density Residential and this area of the General Plan also allows the, "Land Use Designation to be refined at the time of the tentative subdivision map". The project site is zoned R-1. Pursuant to SJMC Section 154.061 Permitted Uses, R zones permit the following, but by right: (A) residential structures together with the accessory buildings customary to such use; (B) Flower and vegetable gardens, orchards, the raising of tree crops, berry, or bush crops for the purpose of propagation and culture, including wholesaling crops raised on the premises; provided, no signs, displays, or stands are used in conjunction therewith; (C) Swimming pools for either individual, family, or communal use on an exclusive non-commercial basis. The TTM is consistent with the allowable uses of the project site pursuant to R-1 zoning in that it allows for the development of single-family residential lots at the allowed density for the R-1 Zone District (minimum density of 1 unit per 6,000 square feet).

Lot Area and Density

According to SJMC Section 154.066, the minimum site area and dimensions allowable in an R1 zone is no less than 100 feet in depth. Each interior lot shall have a minimum width of 60 feet. Each corner lot shall have a minimum width of 60 feet. The width of any lot fronting on a cul-de-sac on the radius of a curve shall be measured at the building setback line. The minimum site area for creation of new lots in a residential zone shall be 6,000 square feet for interior lots, and 6,500 square feet for corner lots. The proposed project lots would meet the 100-foot depth minimum and 60-foot width minimum. The two proposed cul-de-sac radii would also meet the setback line requirements. The proposed lots meet the R1 requirements and range from 6,450 SF to 12,552 SF. According to SJMC Section 154.062, the minimum allowable density for an R1 zone is one unit for each 6,000 SF site area. The project site is approximately 5 acres which would allow up to 36 residential units. The project would subdivide the lot into 23 residential units and would therefore be consistent with allowable density requirements.

Floor Area Ratio, Height, and Setbacks

SJMC Section 154.068(D)(1) limits buildings in the R1 zone to not exceed a cumulative floor area of 1,400 square feet plus 20% of the site area on which those buildings are located.

SJMC Section 154.069 limits the buildings in R1 zone to a maximum of 35 feet in height.

SJMC Sections 154.067(A) to 154.067(D), the required setbacks are 20 feet for the front yard, 5 feet for the interior side yard, 20 feet for the exterior side yard, and at least 10 feet for rear yard with no windows or 15 feet with windows.

However, the project does not propose to construct single-family homes at this time, separate permits would be required. Therefore, the project would not be required to comply with allowable floor area, height and setback requirements at this time.

General Plan Consistency

The San Joaquin General Plan Land Use Element guides the city's long-range growth and development policy; it establishes citywide standards, goals, and policies that are implemented through the City's zoning ordinances, and other pertinent programs. The project site is designated as Low Density Residential (LDR) by the San Joaquin General Plan. The LDR limits building density to 1 to 7.9 units per acre with a minimum of 5,000 SF parcel size. The planned land use for the TTM is to subdivide the existing lot into 23 single-family lots on an approximately 5-acre parcel which would result in approximately 4.6 units per acre with a minimum lot size at 6,000 SF. The project is consistent with the San Joaquin General Plan requirements for the LDR designation.

Conclusion

Upon approval of anticipated entitlements, the proposed project would be consistent with the applicable General Plan land use designation, zoning designation, and zoning regulations. As such, the project meets this criterion for the Class 32 CE.

CEQA Guidelines Section 15332(b)

The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is located on an approximately 5-acre parcel within the city limits near adjacent residential land uses. As described in Section 3, *Existing Site Conditions*, the site is immediately surrounded by residential, including single-family and multi-family homes west and south of the project site and agricultural uses to the north and east. Thus, the project meets this criterion for the Class 32 CE.

CEQA Guidelines Section 15332(c)

The project site has no value as habitat for endangered, rare, or threatened species.

The project site is located within the city limits and surrounded by residential and agricultural uses. According to the Biological Resources study conducted by Rincon Consultants on April 13, 2020 (Appendix A), the project site does not currently provide suitable habitat for any of the special status plant species to occur on the site due to high levels of disturbance, long-time development of areas surrounding the site, and the absence of native vegetation communities on the project site. As

discussed in Section 3, *Existing Site Conditions*, the project site is currently undeveloped, but has been used for agricultural purposes. Though two animal species are known to forage in habitat types with characteristics similar to the project site; northern harrier (*Circus hudsonius*; state species of special concern) and Swainson's hawk (*Buteo swainsoni*; state threatened species), no rodent burrows were observed on the project site, indicating low prey base and poor-quality foraging habitat for predatory bird species. There is no suitable nesting habitat for Swainson's hawk on the project site or in the immediate vicinity, and no known nests within 10 miles. No raptor nests were observed on utility poles or in palm trees near the site. Therefore, the project meets this criterion for the Class 32 CE.

CEQA Guidelines Section 15332(d)

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The project is consistent with the existing San Joaquin General Plan land use designation and zoning requirements. The project would subdivide an existing undeveloped lot into 23 single-family lots. The effects due to the project related to traffic, noise, air quality and water quality were discussed in the San Joaquin General Plan EIR. No single-family buildings are proposed to be developed at this time. Therefore, no additional studies were conducted at this time and the project would not result in significant effects related to traffic, noise, air quality, or water quality. The project meets this criterion for exemption.

CEQA Guidelines Section 15332(e)

"The site can be adequately served by all required utilities and public services."

The project would be located on a site that is currently developed in an existing urban area served by existing public utilities and services. The utility providers that would service the project are Pacific Gas and Electric (PG&E) for electricity and natural gas service, and the City of San Joaquin for water, sewer and solid waste service. A substantial increase in demand for services or utilities is not anticipated with implementation of the proposed project beyond what is available. Thus, the project meets this criterion for exemption.

CEQA Guidelines Section 15300.2(f)

"A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."

The following analysis of potential impacts to historic resource is based on the Cultural Resources Assessment (CRA) prepared by Rincon Consultants for the proposed project on March 6, 2020 (Appendix C). The CRA conducted a California Historical Resources Information System (CHRIS) at the Southern San Joaquin Valley Information Center (SSJVIC) located at the California State University, Bakersfield on February 26, 2020. The search was performed to identify previously conducted cultural resources studies and previously recorded cultural resources within the project site and a 0.5-mile radius surrounding it. The CHRIS search included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the Office of Historic Preservation Historic Properties Directory, the Built Environment Resources Directory, and the Archaeological Determinations of Eligibility list. Based on the CRA, no historic or cultural

resources were found within the project site. No impact to historical resources would occur and therefore, the project meets this criterion for exemption.

5. Summary

Based on this analysis, the proposed Tentative Tract Map No. 6307 Project meets all criteria for a Class 32 CE pursuant to Section 15332 of the State CEQA Guidelines.

6. References

San Joaquin, City of. 2000. Municipal Code. Residential Zones.

https://codelibrary.amlegal.com/codes/sanjoaquin/latest/sanjoaquin_ca/0-0-0-1 (accessed April 2020)

_____. 2014. General Plan Land Use Element.

<http://www.cityofsanjoaquin.org/policies/Volume%20I%20Policy%20Plan> (accessed April 2020)

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Appendix A

Biological Resources Study

Appendix B

Cultural Resources Assessment

Appendix C

Phase I ESA