

City of San Joaquin
Housing Element
2015-2023



Initial Study
Negative Declaration



Lead Agency
City of San Joaquin
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San Joaquin, California 93660

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December 2015

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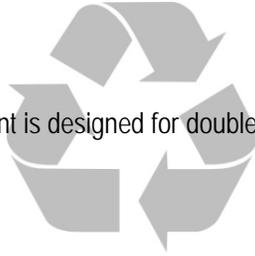


Table of Contents

| | | |
|----------|--|-----------|
| 1 | PURPOSE AND AUTHORITY | 1 |
| | CONTENTS | 1 |
| | TIERING | 1 |
| | ANALYTICAL APPROACH..... | 3 |
| 2 | PROJECT DESCRIPTION | 5 |
| | PROJECT TITLE | 5 |
| | LEAD AGENCY/PROJECT SPONSOR NAME AND ADDRESS | 5 |
| | CONTACT PERSON AND PHONE NUMBER | 5 |
| | PROJECT LOCATION | 5 |
| | GENERAL PLAN DESIGNATIONS | 5 |
| | ZONING DISTRICTS..... | 5 |
| | CHARACTERISTICS OF THE HOUSING ELEMENT | 6 |
| | SURROUNDING LAND USES..... | 11 |
| | REQUIRED CITY APPROVALS..... | 11 |
| | OTHER AGENCY APPROVALS | 11 |
| 3 | DETERMINATION | 17 |
| | ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED..... | 17 |
| | DETERMINATION..... | 17 |
| 4 | EVALUATION OF ENVIRONMENTAL IMPACTS | 19 |
| | 1. AESTHETICS..... | 19 |
| | 2. AGRICULTURAL RESOURCES | 21 |
| | 3. AIR QUALITY | 23 |
| | 4. BIOLOGICAL RESOURCES | 25 |
| | 5. CULTURAL RESOURCES | 27 |
| | 6. GEOLOGY AND SOILS..... | 29 |
| | 7. GREENHOUSE GAS EMISSIONS..... | 31 |
| | 8. HAZARDS AND HAZARDOUS MATERIALS | 33 |
| | 9. HYDROLOGY AND WATER QUALITY | 36 |
| | 10. LAND USE AND PLANNING | 39 |
| | 11. MINERAL RESOURCES | 42 |
| | 12. NOISE..... | 43 |
| | 13. POPULATION AND HOUSING..... | 47 |
| | 14. PUBLIC SERVICES..... | 48 |
| | 15. RECREATION..... | 50 |
| | 16. TRANSPORTATION AND TRAFFIC | 51 |
| | 17. UTILITIES AND SERVICE SYSTEMS..... | 53 |
| | 18. MANDATORY FINDINGS OF SIGNIFICANCE..... | 55 |
| 5 | LIST OF PREPARERS | 56 |
| | LEAD AGENCY..... | 56 |
| | ENVIRONMENTAL ANALYSTS..... | 56 |

List of Tables

| | |
|--|----|
| TABLE 1 RESIDENTIAL AND MIXED-USE LAND USES | 5 |
| TABLE 2 RESIDENTIAL ZONING DISTRICTS | 6 |
| TABLE 3 REGIONAL HOUSING NEEDS ASSESSMENT ALLOCATION | 7 |
| TABLE 4 RHNA CREDITS AND REMAINING NEED..... | 8 |
| TABLE 5 VACANT LAND INVENTORY | 8 |
| TABLE 6 LAND INVENTORY AND NEEDS COMPARISON..... | 8 |
| TABLE 7 GENERAL PLAN MITIGATING POLICIES | 39 |

| | |
|--|----|
| TABLE 8 GENERAL PLAN RECOMMENDED AMBIENT ALLOWABLE NOISE LEVEL OBJECTIVES..... | 44 |
| TABLE 9 NOISE/LAND USE COMPATIBILITY MATRIX | 44 |
| TABLE 10 HUMAN REACTION TO VIBRATION | 45 |
| TABLE 11 COMMON CONSTRUCTION VIBRATION | 45 |

List of Exhibits

- Exhibit 1 Regional Context and Vicinity Map
- Exhibit 2 Inventory Sites Map

1 PURPOSE AND AUTHORITY

The purpose of this Initial Study is to identify and assess the significance of the physical effects on the environment due to potential future development guided by the goals and policies of the City of San Joaquin portion of the 2015-2023 Housing Element. Pursuant to the California Environmental Quality Act (CEQA), the proposed Housing Element is considered a "Project" and thus requires analysis and determination of environmental effects prior to approval.

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) Statutes and Guidelines and the City of San Joaquin local rules and regulations. The proposed project requires discretionary approval by the City of San Joaquin and review by the California Department of Housing and Community Development (HCD). As the project initiator and because of the legislative approvals involved, the City of San Joaquin is the Lead Agency with respect to this Initial Study pursuant to §15367 of the CEQA Guidelines. Specifically, the Project requires City of San Joaquin approval of a General Plan Amendment and subsequent zoning changes. In order to address the shortfall in sites capacity, San Joaquin will rezone properties within its City limits in accordance with the San Joaquin General Plan. In addition, the General Plan Land Use Element proposes to create a new R-4 zone within the High Density Residential designation with a maximum density of 30 units per acre. According to the Housing Element timeframe and objectives, rezoning to address the shortfall for the fifth cycle RHNA must be accomplished within three years of the adoption of the adoption of the 2015-2023 Housing Element. No other governmental agencies have discretionary permitting authority with respect to approval of the proposed project, and no Trustee Agencies, as defined in §21070 of the CEQA Statutes, has jurisdiction over resources such that Trustee agency approval is required for entitlement approval.

Pursuant to §15074 of the CEQA Guidelines, prior to approving the Project, the City of San Joaquin is obligated to consider the findings of this Initial Study and to either adopt a Negative Declaration (ND) or a Mitigated Negative Declaration (MND), or determine that an Environmental Impact Report (EIR) is required due to potentially significant, unavoidable environmental impacts. The findings of this Initial Study support adoption of a MND, as discussed in Section 4. Either of these determinations indicate that the environmental impacts of the programs for accommodating housing pursuant to the Housing Element, in accordance with the governing land use planning policies and zoning standards, will be less than significant and that an EIR is not required.

CONTENTS

This document has been prepared to comply with Section 15063 of the State CEQA Guidelines that sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (see Section 2)
- Identification of the environmental setting (see Section 2.11)
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (see Section 3)
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (see Sections 2.6 and 2.7)
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (see Section 5.1)

TIERING

Section 15152 et al of the CEQA Guidelines describes "tiering" as a streamlining tool as follows:

- (a) *"Tiering" refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.*

- (b) Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration. Tiering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier EIR or negative declaration. However, the level of detail contained in a first tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed.
- (c) Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document in connection with a project of a more limited geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.
- (d) Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to affects which:
 - (1) Were not examined as significant effects on the environment in the prior EIR; or
 - (2) *Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.*
- (e) *Tiering under this section shall be limited to situations where the project is consistent with the general plan and zoning of the city or county in which the project is located, except that a project requiring a rezone to achieve or maintain conformity with a general plan may be subject to tiering.*
- (f) *A later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. A negative declaration shall be required when the provisions of Section 15070 are met.*
 - (1) *Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR that effect is not treated as significant for purposes of the later EIR or negative declaration, and need not be discussed in detail.*
 - (2) *When assessing whether there is a new significant cumulative effect, the lead agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probable future projects. At this point, the question is not whether there is a significant cumulative impact, but whether the effects of the project are cumulatively considerable. For a discussion on how to assess whether project impacts are cumulatively considerable, see Section 15064(i).*
 - (3) *Significant environmental effects have been "adequately addressed" if the lead agency determines that:*
 - (A) *they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or*

- (B) *they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.*
- (g) *When tiering is used, the later EIRs or negative declarations shall refer to the prior EIR and state where a copy of the prior EIR may be examined. The later EIR or negative declaration should state that the lead agency is using the tiering concept and that it is being tiered with the earlier EIR.*
- (h) *There are various types of EIRs that may be used in a tiering situation. These include, but are not limited to, the following:*
- (1) General Plan EIR (Section 15166)*
 - (2) Staged EIR (Section 15167)*
 - (3) Program EIR (Section 15168)*
 - (4) Master EIR (Section 15175)*
 - (5) Multiple-family residential development/residential and commercial or retail mixed-use development (Section 15179.5)*
 - (6) Redevelopment project (Section 15180)*
 - (7) Projects consistent with community plan, general plan, or zoning (Section 15183)*

This Initial Study for the 2015-2023 Housing Element has been prepared to tier from the General Plan EIR of the City of San Joaquin, as amended or otherwise supplemented. For the City of San Joaquin, documents by which the analysis recorded herein has been tiered from are available for public review at:

City of San Joaquin
21900 Colorado
San Joaquin, California 93660

ANALYTICAL APPROACH

The environmental analysis contained in this Initial Study is based on the following assumptions:

General Plan Consistency: As the General Plan is updated and/or amended, the City of San Joaquin will ensure that such updates and amendments do not prevent implementation of the policies contained in the update Housing Element.

Categorical Exemptions: Smaller-scale ministerial projects that require issuance of building permits without need for discretionary action are generally exempt from environmental review pursuant to CEQA in the absence of compelling evidence that the project is unique in that it may result in significant individual and/or cumulative impacts. Smaller-scale projects may be exempt from CEQA and require no further analysis. Exempt projects are considered to have no significant impact on the environment, as defined in Section 15300 of the CEQA Guidelines.

Project Specific Environmental Review: Future development proposals not exempt from CEQA will be subject to the environmental review process to identify potential impacts and impose appropriate mitigation measures, if needed, to avoid significant impacts.

Purpose of Environmental Review: The proposed Housing Element does not authorize any plan for construction of new homes or other uses or the redevelopment of any properties within the local jurisdiction. No direct environmental impacts, therefore, will occur as a result of adoption of the Housing Element. This Initial Study assesses the potential environmental impacts resulting from potential development facilitated by the Housing Element in accordance with the Lead agency's existing land use policies.

In order to accommodate the amount and type of housing mandated by the State, the Housing Element includes recommendations for changes to zoning districts consistent with the General Plan. These changes will be adopted at a later date, after approval of the Housing Element. The Lead Agency recognizes that subsequent environmental review may be required depending on the nature of the future zoning changes and depending on whether or not new, significant information is introduced as part of the associated changes. The Lead Agency further recognizes that environmental review may not tier from the Negative Declaration or Mitigated Negative Declaration adopted as part of the Housing Element, as tiering is only permitted from an EIR pursuant to Section 15152 of the CEQA Guidelines.

The purpose of the environmental analysis conducted for the Housing Element is to determine general impacts that could result from implementation of the Housing Element. The analysis is based on the Inventory Sites identified in the Housing Element and how construction and operation of those sites may result in impacts to the environment. Because this is a program-level analysis, some measure of forecast and assumption is necessary in order to characterize potential development scenarios and should not be construed as speculative or unreasonable. Therefore, the program-level analysis of the potential impacts of the Housing Element is inherently broad and typically qualitative due to the lack of project-level information.

PROJECT TITLE

City of San Joaquin 2015-2023 Housing Element

LEAD AGENCY/PROJECT SPONSOR NAME AND ADDRESS

City of San Joaquin
 21900 Colorado
 San Joaquin, California 93660

CONTACT PERSON AND PHONE NUMBER

Diana Brooks, City Clerk
 (559) 693-4311

PROJECT LOCATION

The 2015-2023 Housing Element applies to all proposed and existing residential and mixed-use General Plan land use designations and zoning districts within the municipal boundaries of the City of San Joaquin. The City of San Joaquin is approximately 32 miles southwest of the City of Fresno, 15 miles southwest of the City of Kerman, and 22 miles east of Interstate 5. The primary north/south roadways are Colorado Avenue and Main Street/Placer Avenue. The primary east/west roadway is Manning Avenue which provides access to State Route 99 and Interstate 5. The Planning Area, for purposes of this environmental analysis, encompasses the entirety of the municipal boundaries of the City of San Joaquin. The Planning Area is approximately 734 acres, representing approximately 0.019 percent of the land area of the County of Fresno. The Inventory Sites identified in the Housing Element are primarily located in the central portion of the city. Exhibit 1 (Regional Location and Vicinity Map) illustrates the City's location within the County of Fresno.

GENERAL PLAN DESIGNATIONS

The existing residential and mixed-use General Plan land use designations that support housing development within the City of San Joaquin are summarized in Table 1 (Residential and Mixed-Use Land Uses).^{1 2}

Table 1
 Residential and Mixed-Use Land Uses

| Land Use Designation | Supported Uses | Maximum Density (DU/AC) |
|----------------------------|---------------------------|-------------------------|
| Low Density Residential | Single-Family Residential | 1.0-7.9 |
| Medium Density Residential | Multi-Family Residential | 8.0-19.9 |
| High Density Residential | Multi-Family Residential | 20.0-30.0 |
| Central Business District | Mixed-Use | 16.1-30.0 |
| Community Commercial | Mixed-Use | 16.1-30.0 |
| Neighborhood Commercial | Mixed-Use | 8.1-16.0 |

Source: City of San Joaquin General Plan, July 2014

ZONING DISTRICTS

In order to address the shortfall in sites capacity, San Joaquin will rezone properties within its City limits in accordance with the San Joaquin General Plan. In addition, the General Plan Land Use Element proposes to create a new R-4 zone within the High Density Residential designation with a maximum density of 30 units per acre. According to the Housing Element timeframe and objectives, rezoning to address the shortfall for the fifth cycle RHNA must be accomplished within three years

¹ City of San Joaquin. General Plan. Land Use Element. July 2014

² City of San Joaquin. General Plan Environmental Impact Report. February 2014

of the adoption of the adoption of the 2015-2023 Housing Element. Existing zoning districts that support residential development are listed in Table 2 (Residential Zoning Districts) and include a summary of key development standards.

**Table 2
Residential Zoning Districts**

| Zone | Permitted Residential Uses | Maximum Height (FT) | Minimum Lot Size (SF) | Private Open Space (SF/DU) |
|--|--|---------------------|--------------------------|----------------------------|
| Residential R-1 | Single-family, manufactured/mobile homes, family care homes (6 or fewer), foster homes and rehabilitation facilities permitted with administrative approval (6 or fewer), foster homes and rehabilitation facilities allowed with CUP (7 or more), second dwelling units allowed with CUP | 35 | 6,000 SF (6,000 SF/unit) | 1,000 SF |
| Residential R-2 | Single-family, multi-family, manufactured/mobile homes, family care homes (6 or fewer), foster homes and rehabilitation facilities permitted with administrative approval (6 or fewer), foster homes and rehabilitation facilities allowed with CUP (7 or more) | 35 | 6,000 SF (3,000 SF/unit) | 750 SF |
| Residential R-3 | Single-family, multi-family, manufactured/mobile homes, boarding house allowed with CUP, family care homes (6 or fewer), foster homes and rehabilitation facilities permitted with administrative approval (6 or fewer), foster homes and rehabilitation facilities allowed with CUP (7 or more) | 75 | 6,000 SF (1,500 sf/unit) | 500 SF |
| Professional/Business BU | Single-family with CUP, multi-family with CUP, boarding house with CUP, family care homes (6 or fewer) | 35 and 1 story | 5,000 SF | -- |
| Neighborhood Commercial NC | Single-family with CUP, multi-family with CUP, family care homes (6 or fewer) with CUP, foster homes and rehabilitation facilities (6 or fewer) with CUP | 35 | 3,000 SF | -- |
| Community Commercial CC | Single-family with CUP, multi-family with CUP, family care homes (6 or fewer) with CUP, foster homes and rehabilitation facilities (6 or fewer) with CUP | 75 | 4,000 SF | -- |
| Manufacturing MU | Single-family, multi-family, family care homes (6 or fewer) | 75 | 7,000 SF | 100 |
| <p><i>Source: City of San Joaquin Zoning Code</i> <i>Note: Multifamily housing is conditionally approved in the Professional/Business Office, Neighborhood Commercial, and Community Commercial Zones and is permitted in the Manufacturing zone.</i></p> | | | | |

CHARACTERISTICS OF THE HOUSING ELEMENT

California Housing Element law requires every jurisdiction in the state to prepare and adopt a housing element as part of its general plan. The Fresno Council of Governments (COG) is coordinating with the County of Fresno and twelve of its 15 incorporated cities in preparing a multi-jurisdictional housing element for the fifth round of housing element updates. This approach provides the opportunity for the local cities and the County to work together in accommodating the Regional Housing Needs Allocation (RHNA) assigned to the Fresno County region.

HOUSING ELEMENT

A Housing Element is one of seven required elements of a jurisdiction’s General Plan. It addresses the existing and future housing needs of persons from all economic backgrounds and serves as a tool for decision-makers and the public in understanding and meeting housing needs in the local jurisdiction. The law does not require local governments to construct

housing to meet those needs. State law mandates that the community address housing needs in its discretionary planning actions by creating opportunities for housing and facilitating balanced housing development through policy.

STATUTORY REQUIREMENTS

State law requires that all housing elements address four key topics: 1) housing needs, 2) constraints to housing development, 3) housing resources, and 4) a preparation of a housing plan. Analysis of these topics provides the foundation for the preparation of a housing element. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the California Government Code establishes the legal requirements for a housing element and encourages the provision of affordable and decent housing, in suitable living environments, in all communities, in working to statewide goals. The 2015-2023 Housing Element will become the policy document in the City of San Joaquin that will address current and projected housing needs within its jurisdiction, in relationship to the other participating jurisdictions. The Element identifies housing goals and policies to meet the broad, diverse housing needs at the regional level coupled with the programs and availability of land at the local level to implement the plan and reach those goals.

HOUSING NEEDS

California housing element law requires that each city and county develop local housing programs designed to meet its “fair share” of housing needs for all income groups, based on projected population growth. The HCD Housing Policy Division develops Regional Housing Needs Assessments (RHNA) for each region of the state represented by councils of governments. Fresno COG determines the housing allocation amongst the 15 cities and unincorporated County areas. Fresno COG has assigned the City of San Joaquin a housing allocation of 378 housing units for the 2015-2023 planning period, including 103 very low income units, 36 low income units, 35 moderate income units, and 204 above moderate income units. Table 3 identifies the projected housing needs for the 2015-2023 cycle.

Table 3
Regional Housing Needs Assessment Allocation

| Income Group | Total Allocation (DU) | Income Group Ratio (%) |
|------------------------|-----------------------|------------------------|
| Extremely Low/Very Low | 103 | 27 |
| Low | 36 | 10 |
| Moderate | 35 | 9 |
| Above Moderate | 204 | 54 |
| Total | 378 | 100 |
| Source: FCOG 2015 | | |

Considering the RHNA is based on a January 1, 2013 baseline for the 2015 through 2023 cycle, jurisdictions may credit housing units developed, under construction, or approved since January 1, 2013 toward the units assigned through the RHNA. San Joaquin has been severely impacted by housing market conditions and no new housing units have been built since 2008. As of May 2015, the City has an estimated 77.25 acres zoned R-1 and approved for 270 single-family units and 35 small-lot single family units.

Table 4
RHNA Credits and Remaining Need

| Unit Type | AMI | | | | Total |
|-------------------------------------|-------|--------|---------|-------|-------|
| | 0-50% | 51-80% | 81-120% | 121%+ | |
| <i>Planned or Approved Projects</i> | | | | | |
| TTM 5645 | 0 | 0 | 0 | 305 | 305 |
| Units Built or Under Construction | | | | | |
| -- | 0 | 0 | 0 | 0 | 0 |
| RHNA Allocation | 103 | 36 | 35 | 204 | 378 |
| <i>Credits</i> | 0 | 0 | 0 | 101 | 101 |
| Remaining Need | (103) | (36) | (35) | 101 | 277 |

Source: Veronica Tam and Associates

HOUSING INVENTORY SITES

State law requires that jurisdictions demonstrate in the Housing Element that there is land inventory available and adequate in accommodating the RHNA allocation. San Joaquin has identified vacant residential sites and vacant mixed-use sites sufficient in accommodating the remaining needs allocation target of 277 units. No constraints have been identified in regards to these Inventory Sites that will prevent development, redevelopment, or reuse during the Housing Element period.

Vacant Land Inventory

The inventory of vacant residential and mixed-use land in the City of San Joaquin totals 10.35 acres. These vacant sites, identified in Table 5 (Vacant Land Inventory), have the potential to accommodate 148 units with applicable land use and zoning requirements. The Housing Element assumes that 80 percent of each site can be developed after consideration of parking, landscaping, and right-of-way requirements.

Table 5
Vacant Land Inventory

| Land Use Designation | Zoning | Parcels | Density (DU/AC) | Acres | Development Estimate (DU) | AMI (%) |
|---------------------------|-----------------|-----------|-----------------|--------------|---------------------------|-----------|
| Low Density Residential | R-1 | 15 | 7.9 | 2.57 | 15 | 121+ |
| High Density Residential | R-3 | 1 | 29 | 0.17 | 4 | 0-80 |
| Community Commercial | M-1, HC, CC | 7 | 16 | 4.75 | 62 | 0-80 |
| Central Business District | R-1, NC, HC, CC | 12 | 30 | 2.85 | 67 | 0-80 |
| TOTAL | | 35 | -- | 10.34 | 148 | -- |

Source: Veronica Tam and Associates

ADEQUACY OF INVENTORY SITES IN MEETING NEEDS ALLOCATION

The vacant land identified a combined capacity of 148 dwelling units, 133 of which include sites suitable for development of very low-income housing. Based on the analysis provided in the Housing Element, San Joaquin has a shortfall of land to accommodate future housing needs. The comparison identifies a surplus of 116 units for above moderate income groups and a deficit of 6 units for low income groups and a deficit of 35 units for moderate income groups.

Table 6
Land Inventory and Needs Comparison

| Unit Type | AMI | | | | Total |
|-----------|--------------------|--------------|--------------------|----------------|-------|
| | Extremely Low/Very | Low (51-80%) | Moderate (81-120%) | Above Moderate | |

| | Low (0-50%) | | | (121%+) | |
|-------------------------------------|----------------|-----|------|---------|-----|
| 2013-2023 RHNA | 103 | 36 | 35 | 204 | 378 |
| Units Built Since 2013 | 0 | 0 | 0 | 0 | 0 |
| Planned or Approved Projects | 0 | 0 | 0 | 305 | 305 |
| Capacity on Vacant Inventory Sites | | 133 | 0 | 15 | 148 |
| Surplus / (Deficit) | | (6) | (35) | 116 | 75 |
| Source: Veronica Tam and Associates | | | | | |

In order to address the shortfall in sites capacity, San Joaquin will rezone properties within its City limits consistent with the San Joaquin General Plan, updated in 2014. In addition, the Land Use Element proposes to create a new R-4 zone within the High Density Residential designation with a maximum density of 30 units per acre. The block abutting the CBD will be designated for High Density Residential zones. The existing City limits now contain an estimated 155 acres of vacant land zoned R-1. This inventory includes TTM 5645, approved in 2009 for 305 single family units. An additional 83 acres of vacant R-1 land has a holding capacity estimated at 333 units. These large tracts of vacant land already in the City limits could accommodate approximately 638 single family units. Since this total far exceeds the RHNA demand for moderate and above moderate income housing, a portion of the land can be rezoned for lower income housing through high density residential land use designations. This Housing Element includes a rezoning program for the City to rezone adequate acreage to accommodate its shortfall of 41 units.

PUBLIC AND UTILITY SERVICES

Future housing development will require the support of public services including fire, police, schools, and parks and recreation in addition to water, sewer, and storm drainage services. Public services and utilities serving San Joaquin are:

- **Fire Services:** The Fresno County Fire Protection District provides fire protection services to the City of San Joaquin. According to the General Plan EIR, the closest fire station is District Station 95 located in Tranquility approximately four miles northeast of the City. Average response time is 13.9 minutes. The General Plan EIR indicates that without an increase in fire protection services, the increase in population will result in increased demand that cannot be met at current service levels. Thus, mitigation measures 13.14.1, 13.14.2, 13.14.3, and 13.14.4 were incorporated to reduce impacts to less than significant levels.
- **Police Services:** The Fresno County Sheriff's Office provides police protection services to the City. According to the General Plan EIR, the Sheriff's Office Area 1 substation is located on Manning Avenue west of Colorado Avenue. The substation patrols an area of over 2,400 miles in western Fresno County. The City receives ten hours of law enforcement services per day which equates to approximately 0.8 full time equivalent officers. This results in approximately 0.22 officers per 1,000 residents, which is lower than the County or State. However, the crime rate in San Joaquin is relatively low. The General Plan EIR found impacts related to police service to be less than significant after implementation of the policies within the General Plan Public Facilities and Services Element.
- **Schools:** According to the General Plan EIR, the Golden Plains Unified School District operates four elementary schools and one high school. The elementary schools are located in the cities of Cantua, Helm, Tranquility, and in San Joaquin. The high school is located in Tranquility. San Joaquin Elementary School was designed to accommodate up to 400 students; however, in the last decade, the school has served over 800 students annually and temporary buildings have been constructed on site to accommodate the growing student body. According to the General Plan EIR, the General Plan Public Facilities and Services Element includes policies that will reduce impacts related to schools to less than significant levels.
- **Parks and Recreation:** Pursuant to State law, the City imposes parkland dedication or in-lieu fees on new development equivalent to three acres of parkland per 1,000 new residents. According to the General Plan EIR, the City would need 30.6 acres of parkland at City buildout and 73 acres of parkland at ultimate buildout of the City and Sphere of Influence. According to the General Plan EIR, the provision of additional parks and the increase in variety of park amenities will address demand as a result of increased population.
- **Water:** The City operates a municipal water system. The water system includes three active water wells (two running and one inactive) that have a theoretical pumping capacity of 3,500 gallons per minute. Well No. 3 at the City Corporation Yard (built in 1968), Well No. 4 at Main and California Streets (built in 1978) and Well No. 5 at Cherry Lane (built in 2006) supply water to the City. . At this time the City has no water storage capacity. The City's Water Master Plan includes a total of six wells at build-out of the General Plan. The City's water distribution system was constructed in 1920, upon City incorporation. Much of this original system exists in older parts of town. The existing pipelines in these areas have become obsolete with age and are typically characterized by leaks, corrosion, and build-up. Water consumption in 2009 was approximately 0.705 mgd or 489 gallons per minute (gpm). Individual water meters are anticipated by 2020 in advance of state mandates for metering by 2025.
- **Wastewater:** The City of San Joaquin owns and operates a wastewater treatment plant which provides primary and secondary treatment of wastewater. The plant is located 1.5 miles west of the City on Manning Avenue, just east of the Fresno Slough. The plant has a design capacity of approximately 0.5 million gallons per day (mgd) with a current average daily flow of approximately 0.346 mgd. Three lift stations, each consisting of two electric pumps, move sewage to the wastewater treatment plant. The City is served by 6- and 8-inch pipes. The main line to the Manning Lift Station is 16 inches and the force main to the wastewater treatment plant is 10 inches. Standards require a minimum 8-inch diameter pipe. The City's sewer collection system is aged and some older portions of the system experience frequent blockages and require frequent maintenance. The physical condition of some of these sewer lines is believed to be very poor, likely beyond their life expectancy and in need of a major upgrading in the older areas of the City.

- **Storm Drains:** The City manages a storm drainage system. Stormwater drainage lines run along Main Street to the west of the City and along Colorado Avenue to the irrigation ditches north and west of the city limits. Four of the seven geographic zones identified in the City's Storm Drainage Master Plan are developed and are served by retention basins A (3rd and California) and B (California between 1st and 5th) as well as a temporary basin in the City's industrial park. Basin A can accommodate a 10-year storm and Basin B is designed for a 100-year storm. A pump located on Manning west of Sutter pumps storm drainage from a wet well during large storm events into an adjacent irrigation canal operated by the James Irrigation District. The City purchased land for a new permanent basin on Colorado Avenue, north of Fifth Street, for future system expansion when needed in the future.

SURROUNDING LAND USES

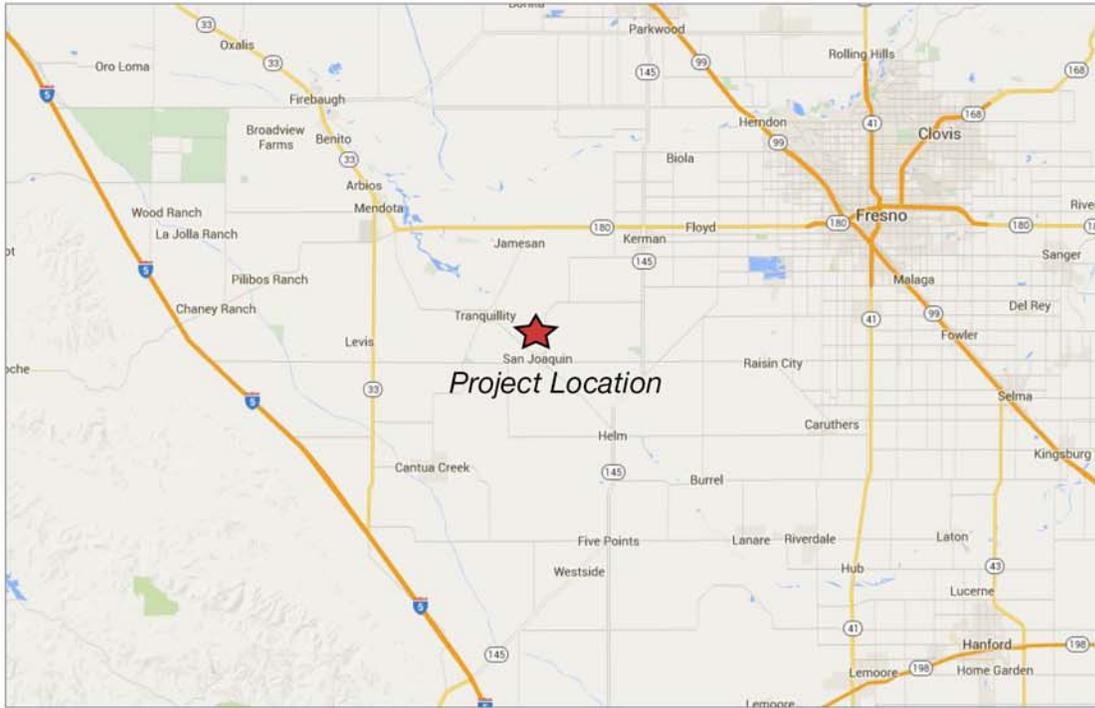
The Inventory Sites identified in Exhibit 2 (San Joaquin Inventory Sites) are located throughout the City. In general, the City of San Joaquin is surrounded by agricultural uses on all sides.

REQUIRED CITY APPROVALS

The City Council must approve a General Plan Amendment to incorporate the 2015-2023 Housing Element into the General Plan. In order to address the shortfall in sites capacity, San Joaquin will rezone properties within its City limits in accordance with the San Joaquin General Plan.

OTHER AGENCY APPROVALS

The State of California, Department of Housing and Community Development (HCD) is required to review the Housing Element for compliance with State law (Article 10.6 of the California Government Code) but does not have actual approval authority over the Project. No other jurisdiction has approval authority over any part of the Housing Element.



Source: Google Maps

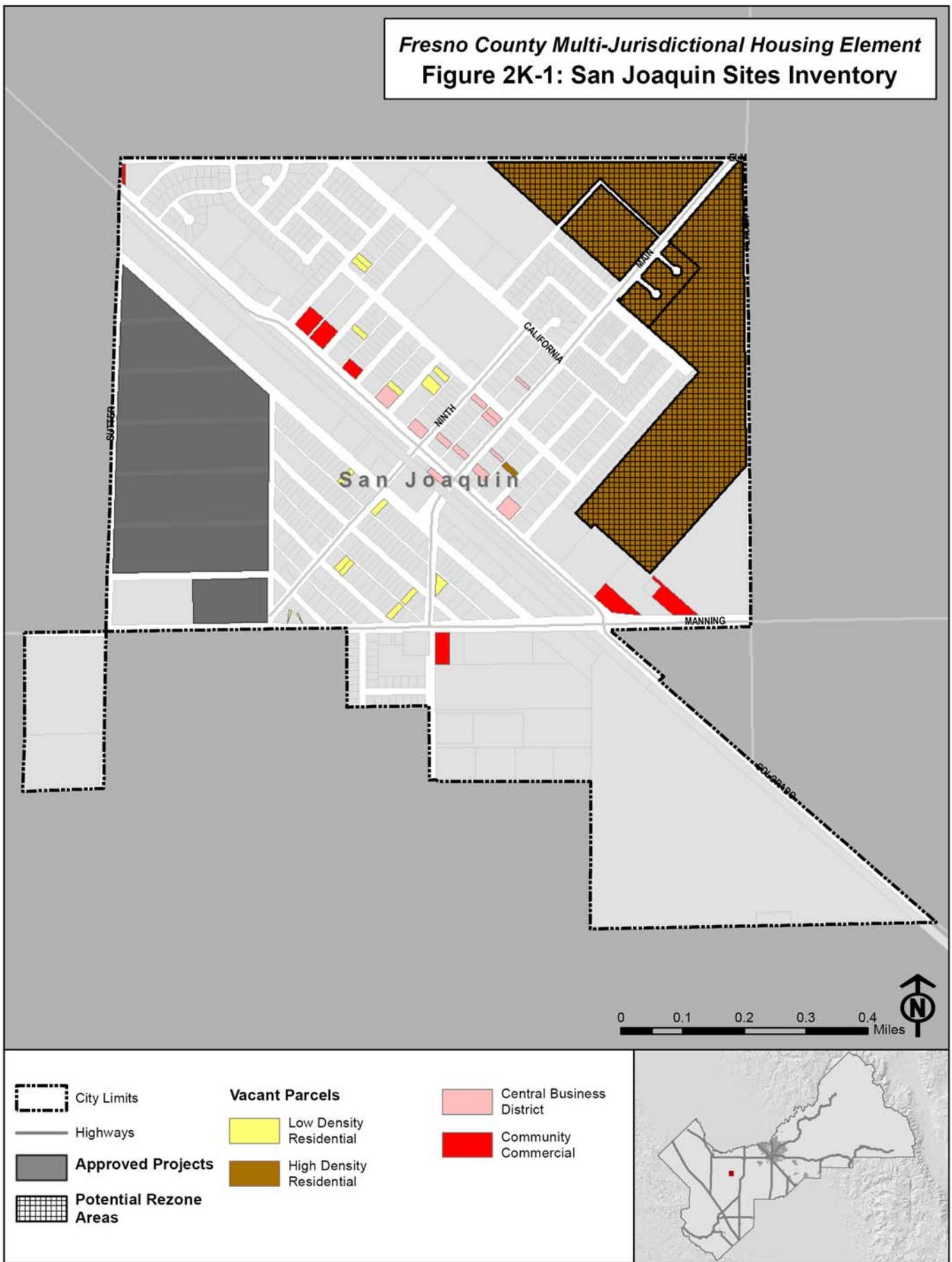
Regional



Source: Google Maps

Vicinity

**Fresno County Multi-Jurisdictional Housing Element
Figure 2K-1: San Joaquin Sites Inventory**



3 DETERMINATION

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

| | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.
- I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Bruce O'Neal, Contract City Planner
City of San Joaquin

December 22, 2015

Date

4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. AESTHETICS

Would the project:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| A) Have a substantial adverse effect on a scenic vista or scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A) **Less than Significant Impact.** According to the General Plan EIR, there are no designated or eligible state scenic highways in or near the City of San Joaquin. As a result, no impacts to a scenic highway will occur. The potential to impacts scenic vistas are less than significant with after compliance with the General Plan goals, policies, and community guidelines to preserve areas with scenic qualities and natural beauty, integrate new homes into open space and agricultural areas, and include landscaping components the complements the urban setting. No mitigation measures were required within the General Plan EIR.

B) **No Impact.** Scenic resources are isolated, natural or manmade objects offering a unique visual display to the onlooker, in contrast to the expanse and variety of aesthetic values offered in scenic vistas. According to the General Plan EIR, there are no designated or eligible state scenic highways in or near the City of San Joaquin. As a result, no impacts to scenic resources within a state scenic highway will occur.

C) **Less than Significant Impact.** Above most environmental issues, defining visual character is generally subjective, relying on the opinion of the onlooker to define the visual character of an area or property. Future development implemented through the policies of the Housing Element will have the effect of changing the visual character of each Inventory Site by introducing a new element to each location. There is no widely recognized threshold for determining when the effects of a project 'degrade' visual character or quality to the point that potentially significant environmental impacts could occur.

According to the General Plan EIR, the conversion of agricultural land uses and new residential, commercial, and other urban land uses will alter the visual character of the area. Urbanization will occur as planned within the General Plan and in accordance with the Community Design Element to reflect the existing community character. The potential to impact visual resourced is less than significant and no mitigation was required. In addition, future development on the Inventory Sites will be subject to applicable design guidelines and a variety of other standards that will ensure future housing development is consentient with the visual character intended for the area. Impacts due to changes to visual character or quality will be less than significant with implementation of existing regulations.

d) **Less than Significant Impact.** Future development guided by implementation of the proposed Housing Element will result in new sources of light and glare. Outdoor lighting will be required in parking lots and pedestrian pathways for security purposes and may be included as accent lighting in landscaping and architectural features. Indoor lighting will also likely be visible through windows. Lighting associated with vehicle travel to and from the Inventory Sites will also be generated. According to the General Plan EIR, lighting associated with urban development does not generally create hazards or nuisance effects, but provides accent, direction, and security. The General Plan addressed lighting by establishing standards that require hoods or shields on lighting fixtures and the use of low-glare building materials. The General Plan EIR found impacts related to new sources of light and glare to be less than significant and no mitigation measures were required.

2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project, as well as forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| A) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D) Result in loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| E) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A) **Less than Significant Impact.** According to the General Plan EIR, implementation of the General Plan could ultimately result in the loss of approximately 1,457 acres of Prime Farmland and Farmlands of Statewide Importance. The loss of productive agricultural land resulting from implementation of the General plan will be irreversible.

According to the General Plan EIR, impacts to Prime Farmland and Farmland of Statewide Importance with implementation of the General Plan and Sphere of Influence expansion will remain significant and unavoidable after incorporation of mitigation. However, the Inventory Sites are located within the existing City limits and according to the California Department of Conservation Farmland Mapping and Monitoring Program, none of the Inventory Sites are located on Prime Farmland or Farmland of Statewide Importance.³ The sites being rezoned to address the shortfall about the Central Business District and are not designated as important farmland. Thus impacts will be less than significant.

³ California Department of Conservation. Farmland Mapping and Monitoring Program. California Important Farmland Finder. <http://maps.conservation.ca.gov/ciff/ciff.html> [Accessed on 12/18/15]

B) Less than Significant Impact. According to the General Plan EIR, there are nine parcels subject to the Williamson Act within the Sphere of Influence Expansion Area. However, according to the state Williamson Act Map, none of the Inventory Sites are subject to Williamson Act contracts.⁴ In addition, the sites being rezoned to address the shortfall about the Central Business District and are not within the Williamson Act. Thus, impacts related to the loss of land under Williamson Act contract will be less than significant.

C-D) No Impact. According to the General Plan EIR, there are no forest lands, timberlands, or timber harvesting operations in or near San Joaquin. Thus, no impacts will occur.

D) No Impact. According to the General Plan EIR, there are no forest lands, timberlands, or timber harvesting operations in or near San Joaquin. Thus, no impacts will occur.

E) Less than Significant Impact. According to the General Plan EIR, General Plan policy protects agricultural land within the City and Sphere of Influence by maintaining growth in a centralized pattern that avoids creation of agricultural pockets surrounded by urban development. Growth can continue from the existing core of the City without isolating agricultural uses and avoiding pressure on agricultural pockets to convert to urban uses. None of the Inventory Sites are located on important farmland, Williamson Act Land, or forest land. Less than significant impacts will occur.

⁴ California Department of Conservation. Fresno County Williamson Act FY 2012/2013.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| A) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A-C) **Less than Significant Impact.** The City of San Joaquin is located within the San Joaquin Valley Air Basin (Basin) that is managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD).⁵ The SJVAPCD is comprised of the Counties of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, and Tulare, and the San Joaquin Valley Air Basin portion of Kern County. Due to meteorological, geographical, and topographical conditions, the Basin exhibits air pollution at levels comparable to that of the South Coast Air Basin. Future housing developed in accordance with the Housing Element will have the effect of contributing incrementally to criteria pollutant levels and associated air pollution in the Basin. The SJVAPCD is responsible for preparing the various pollution control Plans and Maintenance Plans that comprise the Air Quality Management Plan (AQMP) for the Basin. The AQMP includes strategies and control measures to reduce and/or maintain the effects that uses within the Basin have on regional air quality. The effects of future housing development on regional air quality could result in potentially significant impacts if a project's individual contribution to cumulative air pollution exceeds the thresholds established by the SJVAPCD and, furthermore, would be determined to potentially conflict with implementation of the AQMP.⁶

The SJVAPCD *Guidance for Assessing and Mitigating Air Quality Impacts* identifies procedures for evaluating projects through a screening process that alleviates full air quality review where projects meeting certain criterion are determined to not have a substantial effect on air quality. The SJVAPCD *Small Project Analysis Level (SPAL)* guidelines identify screening thresholds for single-family, multi-family, retirement community, and manufactured housing projects based on traffic generation and number of units. The daily traffic generation screening threshold is established at 1,453 daily trips. Dwelling unit thresholds range from 152 units for single-family residential to 460 units for retirement communities. Projects not meeting the SPAL screening threshold are then subject to the Cursory Analysis Level (CAL) procedure that requires project-specific modeling

⁵ San Joaquin Valley Air Pollution Control District. About the District. http://www.valleyair.org/General_info/aboutdist.htm [November 16, 2015]

⁶ San Joaquin Valley Air Pollution Control District. *Guidance for Assessing and Mitigating Air Quality Impacts*. March 2015

before determining if mitigation is required. The CAL process is generally applicable to projects that do not require an EIR and are not subject to the Full Analysis Level (FAL) process. Due to their small size, the Inventory Sites will likely be subject to the SJVAPCD *Small Project Analysis Level* (SPAL).

Regarding conflicts with the applicable air quality plan, according to the General Plan EIR, the General Plan includes policies and objectives that reduce vehicle emissions through transportation design, alternative transportation programs, implementation of TCM programs, and energy conservation. This will ensure new development addresses particulates and provides control measures in accordance with the SJVAPCD. Further, policies require CEQA impact analysis and mitigation for all new development with review by the SJVAPCD. Regarding conflicts with the applicable air quality plan, the General Plan EIR determined impacts to be less than significant without the need for mitigation.

According to the General Plan EIR, implementation of General Plan objectives and policies will help reduce air quality violations in the air basin; however, additional growth and development will ultimately contribute to air quality violations. Mitigation of impacts and careful development planning will help reduce pollutant levels, but this impact is potentially significant due to the "extreme non-attainment" ozone classification. The General Plan EIR includes 15 energy conservation mitigation measures to be incorporated into project building plans, but determined that impacts related to the violation of air quality standards will remain significant and unavoidable. However, adoption and implementation of the Housing Element will not, in itself, directly result in population growth. The Housing Element is the direct implementation of State requirements to account for population growth and housing needs through the RHNA process. The Housing Element and Inventory Sites are projected to meet the City's housing demand as identified in the RHNA (378 units). Considering the Housing Element identifies adequate land and planning mechanisms to accommodate the future housing needs of the growing population, derived directly from the population growth estimates for the region, the Housing Element could not induce population growth leading to increased air quality violations.

Future housing proposals will be subject to environmental evaluation for exemption and potential analysis pursuant to CEQA upon application for entitlement permits. Projects found to be exempt from CEQA will not have a significant impact on the environment as declared by state legislation. Other projects will be subject to standard analysis and mitigation if required. Considering that many of the Inventory Sites will be exempt from CEQA and/or most of the Sites will not require extensive evaluation, individual contribution to cumulative effects on air quality will not be considerable and impacts will be less than significant.

D) Less than Significant Impact. Common sensitive receptors include children under age 14, the elderly over age 65, athletes, and people with cardiovascular and chronic respiratory diseases. Future housing projects are not considered uses that emit substantial levels of hazardous air pollutants such that potentially significant impacts would occur. According to the General Plan EIR, policies require careful siting of industrial uses away from sensitive receptors and likewise the location of sensitive receptors away from odor and pollutant-causing uses. This will reduce the potential for impacts to sensitive receptors and land use conflicts. The General Plan found impacts to be less than significant without the need for mitigation. The sites being rezoned to address the shortfall about the Central Business District and will not be located in proximity to pollutant or odor-causing land uses. Thus, impacts to sensitive receptors will be less than significant.

E) Less than Significant Impact. Residential land uses do not generate objectionable odors that could impact a substantial number of people; therefore, future housing development will not result in adverse effects related to odors. According to the General Plan EIR, in accordance with the objectives and policies of the General Plan, new development would include site- and project-specific analysis and mitigation. The General Plan EIR found impacts to be less than significant without implementation of mitigation. There are no sources of objectionable odors located in the vicinity of any Inventory Site identified in the Housing Element. The sites being rezoned to address the shortfall about the Central Business District and will not be located in proximity to odor-causing land uses. Impacts will be less than significant.

4. **BIOLOGICAL RESOURCES**

Would the project:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| A) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

A) **Less than Significant Impact.** Construction of future housing on the Inventory Sites could have the effect of removing or disturbing habitat, potentially resulting in harm to sensitive species during its removal or indirectly if the habitat is used for foraging or for other means of sustenance. Occupancy of the homes can result in effects on sensitive species and habitat by introducing human activities and domestic animals that can result in harm or habitat loss.

According to the General Plan EIR, General Plan policies require biological surveys, coordination with the California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) prior to construction. These measures will ensure species protection and mitigation in accordance with state and federal law. . The General Plan EIR found impacts to be less than significant without the need for additional mitigation. Future development of the Inventory Sites will be subject to project-specific environmental review pursuant to CEQA, as applicable. Considering that: 1) the General Plan EIR analyzed impacts to sensitive species and impacts were found to be less than significant and 2) development of the Inventory Sites will

be subject to analysis of project-specific impacts with incorporation of mitigation as necessary, impacts will be less than significant.

B-C) Less than Significant Impact. The General Plan EIR found impacts on species and habitat to be less than significant with incorporation of General Plan policies and no additional mitigation is required. Regarding wetlands, according to the USFWS National Wetlands Mapper, no wetlands or riparian areas exist within the City of San Joaquin.⁷ Z The General Plan Conservation Element includes objectives and policies that require appropriate mitigation if wetlands or waters are identified on a project site. Compliance with this mitigation would be part of the CEQA process and would mitigate impacts resulting from individual development. The General Plan EIR found impacts to be less than significant with incorporation of General Plan policies and no additional mitigation is required.

D) Less than Significant Impact. There are no wildlife nursery sites or designated wildlife corridors located within the City of San Joaquin; therefore, no impacts could occur as a result of development of any Inventory Site According to the General Plan EIR, the General Plan Conservation Element includes objectives and policies that require tree preservation and provide mitigation for tree loss resulting from new development. Policies have been developed to protect special status species and their habitats, including migration corridors and nesting areas. The General Plan EIR found impacts to be less than significant with adherence to General Plan policies.

E) Less than Significant Impact. According to the General Plan EIR, the General Plan establishes objectives and policies to protect biological resources. The Housing Element and the Inventory Sites being rezoned to address the shortfall about the Central Business District will not conflict with General Plan policies. Impacts will be less than significant.

F) No Impact. There are no adopted habitat conservation plans for the City of San Joaquin. No impact will occur.

⁷ U.S. Fish and Wildlife Service. National Wetlands Mapper. <http://www.fws.gov/wetlands/Data/Mapper.html> [Accessed on 12/18/15]

5. CULTURAL RESOURCES

Would the project:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| A) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A) **Less than Significant Impact.** According to the General Plan, there are no designated historical landmarks or registered historical resources in the City of San Joaquin. However, the Housing Element would facilitate future residential development which could result in the disturbance, alteration or destruction of historical resources not previously identified.⁸

It is anticipated that historic properties will not be impacted by the Housing Element. Historic resources are important to the knowledge of the past of California and the region while forming a portion of the character of the City of San Joaquin that creates a sense of place and identity. The General Plan "Cultural Resources" Section contains policies to reduce the impacts to historical structures to less than significant with the implementation of the following policies.⁹

General Plan Policies

CD 1.3.1 The City shall encourage the survey and documentation of relevant cultural and historic resources.

CD 1.3.1a Maintain documentation of contributing cultural and historic resources and make the list available to the community.

B) **Less than Significant Impact.** According to the General Plan, there are no known archaeological resources located within the Project area. However, the proposed Project would bring about future urban development and construction, which could result in the disturbance, alternation, or destruction of archaeological resources not previously indentified.¹⁰

Impacts to archaeological resources can result in the loss of information important to the history (and potentially the pre-history) of California. The potential for uncovering significant resources at an Inventory Site during construction is unknown given that no such resources have been discovered and/or recorded previously, due to agricultural disturbances. Federal and State laws require that if previously unknown archaeological resources are discovered during ground-disturbing activity, the City will require the builder or contractor to suspend work in the vicinity of the discovery. The City shall require that a qualified

⁸ City of San Joaquin 2014. General Plan Update and SOI Expansion Draft EIR, 3.5-4

⁹ City of San Joaquin 2014. General Plan Update and SOI Expansion Draft EIR, 3.5-4

¹⁰ City of San Joaquin 2014. General Plan Update and SOI Expansion Draft EIR, 3.5-4

archaeologist redirect the ground-disturbing activity in the vicinity of the discovery, and/or implement such other measures as may be necessary to avoid or minimize harm to the discoveries, pending the results of evaluation. Ground disturbance in the vicinity of the discovery shall not resume until a qualified archaeologist has evaluated the discoveries to determine whether it may be historical resources pursuant to CEQA, and has developed a recordation, preservation and/or removal and curation program. Impacts to buried archaeological resources will be less than significant with the implementation of existing regulations.¹¹

C) Less than Significant Impact. According to the General Plan, there are no identified geological resources and/or unique geological features located within the Inventory Sites. However, future residential development could result in the disturbance, alternation, or destruction of paleontological resources not previously identified.¹² The potential for uncovering significant paleontological resources at the Inventory Sites during construction activities is unknown given that no such resources have been previously discovered.

Federal and State laws require that in the event that fossils are encountered during development, work shall cease in the vicinity and the findings examined by a qualified paleontologist who shall assess their significance, and other recommendations for any further investigation or mitigation measures. As provided in the CEQA Guidelines, Section 15064.5(f) for archaeological resources, work could continue on other parts of the project while unique resource mitigation (if necessary) takes place. Impacts to buried paleontological resources will be less than significant with adherence to existing regulatory requirements.¹³

D) Less than Significant Impact. Future development of the proposed Inventory Sites has the unlikely potential to uncover buried or surficial human remains outside of a recognized cemetery or other burial location. Construction activities that result in disturbing or destroying human remains could result in impacts to our knowledge of burial practices, the people who buried the remains, and the circumstances under which the buried died. Should human remains be discovered, the contractor is required to comply with State Health and Safety Code §7050.5 which requires halting work in the immediate area of the find and notifying the Fresno County Coroner. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be Native American, the Coroner is required to contact the Native American Heritage Commission for further investigation. The most likely descent will work with the project applicant to develop a program for re-interment of the human remains as provided in CEQA Guidelines, Section 15064.5(e).¹⁴ Potential impacts on human remains will be less than significant with implementation of existing regulations.

¹¹ City of San Joaquin 2014. General Plan Update and SOI Expansion Draft EIR, 3.5-4

¹² City of San Joaquin 2014. General Plan Update and SOI Expansion Draft EIR, 3.5-4

¹³ City of San Joaquin 2014. General Plan Update and SOI Expansion Draft EIR, 3.5-5

¹⁴ City of San Joaquin 2014. General Plan Update and SOI Expansion Draft EIR, 3.5-5

6. **GEOLOGY AND SOILS**

Would the project:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| A) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A, C-D) **Less than Significant Impact.** According to the General Plan EIR or other maps and/or information referenced, potentially hazardous geological and soils conditions occur in the Planning Area that include severe seismic activity and subsidence. Development sites subject to one or more of these conditions could be subject to potential impacts to life and property. Geological and soils hazards of concern are summarized below.

- ^ **Seismic Groundshaking:** Most of Fresno County east of Interstate 5 (I-5) is located in Seismic Zone 3 pursuant to the California Building Code. Areas in the Coast Range and foothills and an area along the Fresno County-Inyo County boundary are located in Seismic Zone 4. Groundshaking is the primary seismic hazard in Fresno County,

because of the seismic setting and record of historical activity. Urbanized locations in the East Valley, West Valley, and Sierra Nevada Foothills are subject to less intense seismic effects than locations in the Coast Range Foothills and Sierra Nevada. The General Plan EIR found impacts related to strong ground shaking to be less than significant due to San Joaquin's distance from active faults and construction according to the California Building Code (CBC).

- ^ **Subsidence:** Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils particularly subject to subsidence include those with high silt or clay content. Subsidence caused by groundwater withdrawal generally presents a more serious problem because of the resulting effects tend to encompass regional or community-level areas. Oil and gas withdrawal, conversely, tend to affect localized areas. Areas of the Central Valley have subsided more than 20 feet during the past 50 years. According to the General Plan EIR, the City is located within a deep subsidence area. Subsidence can cause structural, roadway, and infrastructure damage. The General Plan Safety Element requires geotechnical and soils engineering reports with preliminary design layouts and grading plans to identify hazardous soil conditions and appropriate building standards to mitigate such hazards. Through careful tracking and planning, the City can avoid geological hazards resulting from subsidence. As pumping of groundwater increases, the potential for subsidence also increases; however, the geotechnical and soils engineering reports required with preliminary design layouts reduce the potential for subsidence impacts.

Future housing developed pursuant to the policies of the Housing Element will be subject to the requirements of the CBC as adopted by the City, including preparation of a soils report. The CBC requires analysis of soils and application of engineering standards to ensure projects sites are made suitable for building construction, particularly in regards to foundation design. Foundation and structural design for proposed development of the Inventory Sites will be subject to analysis and design recommendations by a licensed geotechnical engineer for review and approval by the City. Impacts due to geological and soils hazards will be less than significant with mitigation incorporated.

B) Less than Significant Impact. Erosion poses environmental hazards through the effect of removing soils that can undermine roads and buildings and destabilize slopes. Within the Valley, erosion is generally not problematic. Impacts will be less than significant after compliance with Federal and State regulations limiting erosion pursuant to NPDES requirements, San Joaquin Valley Air Pollution Control District rules, and local implementation requirements associated with these regulations.

E) Less than Significant Impact. According to the City of San Joaquin General Plan EIR, all new development is required to connect to the City's wastewater treatment system and new development will not be permitted to rely on septic systems. Impacts will be less than significant.

7. GREENHOUSE GAS EMISSIONS

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| A) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A-B) **Less than Significant Impact.** Climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. Natural changes in climate can be caused by indirect processes such as changes in the Earth’s orbit around the Sun or direct changes within the climate system itself. Human activities can affect the atmosphere through emissions of greenhouse gases (GHG). Human activities that produce GHGs are the burning of fossil fuels; methane from landfill wastes and raising livestock, deforestation activities; and some agricultural practices.¹⁵

Greenhouse gases differ from other emissions in that they contribute to the “greenhouse effect.” The greenhouse effect is a natural occurrence that helps regulate the temperature of the planet. This process is essential to supporting life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat, thereby contributing to an average increase in the Earth’s temperature. Greenhouse gases occur naturally and from human activities. Greenhouse gases produced by human activities include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Since 1750, it is estimated that the concentrations of carbon dioxide, methane, and nitrous oxide in the atmosphere have increased over 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity.

In August 2008, the SJVAPCD adopted the *Climate Change Action Plan (CCAP)* to assist Lead Agencies, project proponents, permit applicants, and interested parties in assessing and reducing project-specific contributions of greenhouse gas (GHG) emissions.¹⁶ On December 17, 2009, the SJVAPCD adopted the *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. The guidance relies on the use of Best Performance Standards (BPS) to normalize the effects resulting from project-specific greenhouse gas emissions during the environmental review process, as required by CEQA.

Use of the BPS method is designed to streamline the CEQA process for determining significance and is not a mandated emissions reduction program. Projects for which the BPS method has been used can be determined to have less than cumulatively significant impacts related to climate change as supported by evidence documented by the SJVAPCD. Otherwise, demonstration of a 29 percent reduction in GHG emissions compared to the Business-as-Usual, or BAU, baseline is required to find that a project would contribute insignificantly to cumulative global climate change conditions. The guidance does not limit a lead agency’s authority to establish its own process for determining the significance of a project’s contribution to global climate change impacts.

¹⁵ United States Environmental Protection Agency. *Frequently Asked Questions About Global Warming and Climate Change. Back to Basics.* April 2009.

¹⁶ San Joaquin Valley Air Pollution Control District. Climate Change Action Plan. http://www.valleyair.org/Programs/CCAP/CCAP_menu.htm [November 17, 2015]

CONSTRUCTION EMISSIONS

Development of the proposed Inventory Sites will result in short-term greenhouse gas emissions released by equipment used for demolition, grading, paving, and other building construction activities. GHG emissions will also result from worker trips and from demolition and soil hauling. Construction activities are short term and cease to emit greenhouse gases upon completion. In recognition of the temporary character of GHG emissions from construction activities, the SJVAPCD *Guidance* does not require construction-related GHG emissions to be included in analysis of project-specific climate change impacts.

LONG-TERM EMISSIONS

Future development projects will result in continuous GHG emissions from mobile, area, and other operational sources. Mobile sources will result primarily in emissions of CO₂, with minor emissions of CH₄ and N₂O. The most significant GHG emission from natural gas usage will be methane. Electricity usage by will result primarily in emissions of carbon dioxide. Disposal of solid waste will result in emissions of methane and CO₂. These sources combine to define the long-term greenhouse gas inventory for typical development projects.

GHG emissions will be evaluated during the City's standard environmental review process required by CEQA using the BPS method promulgated by the SJVAPCD. Applicable measures will be incorporated into future projects, ensuring GHG emissions are reduced to levels not considered cumulatively considerable. Some projects may be required to identify a GHG emissions inventory to reduce emissions by 29 percent from BAU levels. Incorporation of BPS will ensure compliance with the regional CCAP and by extension the targets identified in the state Scoping Plan for reduction of GHG emissions. Impacts will be less than significant.

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| A) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A-D) **Less than Significant Impact.** Residential and mixed-use housing development do not cause or contribute substantially to potential hazards because these uses do not involve the use, transport, or disposal of appreciable amounts of hazardous materials. Residential uses are characterized by the use of common hazardous materials including paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that are prohibited or discouraged from being disposed of at local landfills. Considering that consumer-level household hazardous materials and wastes are not subject to federal or state permitting at the consumer level and that their

use is at such levels as to not have the potential to result in risk of accident that could harm a substantial number of people, or have a substantial effect on the functions of the local or regional ecosystem, impacts will be less than significant.

Hazardous Sites: According to the Department of Toxic Substances Control EnviroStor database, there are two sites listed near the City of San Joaquin. Golden Plains Elementary School (39010039) is located on Manning Avenue and has a Cleanup Status of No Further Action as of 7/24/2007. The Bombing Target San Joaquin (J09CA1070) is located near Springfield Road and has a Cleanup Status of No Further Action as of 10/22/15. According to the State Water Board Geotracker database, there are four sites listed within the City of San Joaquin. West Hills Oil Company (SL0601981359) is located at 22050 W. Colorado Avenue and has a Cleanup Status of "Open – Site Assessment as of 5/28/09". Potential contaminants of concern are solvents and other non-petroleum hydrocarbons in the soil. The U.S. EPA is the lead agency for the site. Grouleff Aviation (SLT5FT274502) is located at 23600 W. Manning Avenue and has a cleanup status of "Open – Site Assessment as of 7/12/1985). The potential contaminant of concern is pesticides and herbicides and the potential media of concern is not specified. Corrective action is underway as directed by the Central Valley Regional Water Quality Control Board. D's Mini Mart (T0601900637) is a leaking underground storage tank (LUST) case located at 22023 Colorado and has a Cleanup Status of "Open – Site Assessment as of 9/30/1997". The potential contaminant of concern is gasoline and the potential media of concern is the aquifer used for drinking water.. Corrective action is underway as directed by the CVRWQCB. Union 76 (T0601900236) is a LUST case located at Colorado and Main and has a Cleanup Status of "Open – Site Assessment as of 5/4/1990)". The potential contaminants of concern are waste oil, motor oil, hydraulic fluid, and lubricating fluid and the potential media of concern is soil. Corrective action is underway as directed by the CVRWQCB.

Materials and Wastes Transport: According to the General Plan EIR, the General Plan focuses industrial land uses along the existing railroad corridor and the southeast corner of the City. By including industrial uses along the railroad corridor, the General Plan creates a land use buffer between the railroad and residential uses. New industrial developments that would produce hazardous materials would be subject to City environmental review and approval. The railroad line and Manning and Colorado Avenues would continue to be potential hazardous material transport routes,. The General Plan does not expressly indicate hazardous materials will be transported along these routes or that new industrial uses will produce hazardous materials; however, there is potential that such materials may be transported, used or created in these areas. The General Plan Safety Element includes objectives, policies, and programs to address hazardous materials to reduce impacts to less than significant levels.

Facilities: There are no facilities reporting to the U.S. EPA located in San Joaquin.¹⁷ Both the federal government and the State of California require all businesses that handle hazardous materials to submit a business risk management plan to its local Certified Unified Program Agency (CUPA). The CUPA with responsibility for the City is the Fresno County Environmental Health Department. The business risk management plan must include an inventory of the hazardous materials and emergency response plans to be used in the event of a significant release of a hazardous material. Implementation of federal and state requirements for the operation of these types of facilities will ensure that exposure to residential uses will be minimized or avoided. Impacts will be less than significant.

Considering the preceding analysis, the Housing Element will not result in effects from the use, transport, or disposal of hazardous materials or wastes, under normal or upset and accident conditions, which could impact human health or the environment with implementation of existing regulations, standards, and policies. Impacts will be less than significant.

E-F) Less than Significant Impact. According to the General Plan EIR, there are no public airports located near the City of San Joaquin and the City is not located within an airport land use plan. However, the privately operated San Joaquin Airport is located approximately one mile west of the City and directly north of the City's wastewater treatment plant. The airport operates one runway, which runs north/south. According to the General Plan, impacts related to the airport are less than significant and no mitigation measures are required.

G) Less than Significant Impact. The City is part of the Multi-Hazard Mitigation Plan (MHMP) prepared for the County of Fresno. The Multi-hazard Emergency Plan addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, terrorist activities, and war-related operations. The Plan is designed

¹⁷ U.S. Environmental Protection Agency. EnviroFacts database. <http://www3.epa.gov/enviro/> [Accessed on 12/20/15]

to include the City as part of a county and statewide emergency management system. The Plan also addresses evacuation and movement of people in the event of an emergency. The Housing Element does not include any land use, circulation, or safety changes that could conflict with implementation of the MHMP. Less than significant impacts will occur with implementation of existing regulations and General Plan policies.

H) Less than Significant Impact.

Fresno County is most prominently subject to wildland fires west of Interstate 5 and east of Clovis and Sanger in the Sierra Nevada foothills.¹⁸ According to the Fire and Resource Assessment Program, the City of San Joaquin is not located within a Fire Hazard Severity Zone.¹⁹ According to the General Plan EIR, the General Plan Safety Element incorporates policies that reduce impacts related to wildland fires to less than significant levels. Impacts will be less than significant with implementation of existing regulations and General Plan policies.

¹⁸ California Department of Forestry and Fire Protection. Fire Hazard Severity Zone Map. 2007/2008

¹⁹ California Department of Forestry and Fire Protection. Fire Hazard Severity Zones in LRA – Fresno County. October 2007.

9. **HYDROLOGY AND WATER QUALITY**

| Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| A) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| G) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| J) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

A) **Less than Significant Impact.** Fresno County, along with the City of Fresno, California State University, Fresno, and the Fresno Metropolitan Flood Control District are joint-permittees for dischargers to the waters of the United States through the area-wide municipal separate storm sewer system (MS4) under permit issued by the Central Valley Regional Water Quality

Control Board (RWQCB), Waste Discharge Requirements Order R5-2013-0080-1 and National Pollution Discharge Elimination System (NPDES) Permit CA0083500. The Order prohibits polluted storm water and non-storm water discharges into the storm drain system, identifies receiving water limitations on constituent loading, and requires preparation of a Storm Water Quality Management Plan (SWQMP).

Housing development can affect downstream surface water bodies by discharge into the local storm drain system. The Housing Element does not include any policies or programs that will conflict with implementation of the NPDES program such that future residential development could result in exceedance of the MS4 permit waste discharge requirements and thus will not substantially impact downstream water quality. Furthermore, future housing development will be subject to environmental inquiry and potential review pursuant to CEQA. Impacts related to violation of water quality standards and waste discharge requirements will be less than significant with implementation of existing permit regulations.

B) Less than Significant Impact. Residential development facilitated by the Housing Element will require potable water for domestic use as well as for landscape irrigation. Such future housing will contribute to cumulative, long-term increases in demand for groundwater.

According to the General Plan EIR, the population of the City of San Joaquin will increase to 5,398 in the next 20 years which would increase annual water demand to 344 million gallons, an increase of approximately 30 percent. The City's three current wells are designed to meet existing demand through 2018. The City's Water Master Plan includes a total of six wells at buildout. According to the General Plan EIR, current well capacity of approximately 2,400 gallons per minute is expected to handle average and maximum day demands through 2030. The City, however, cannot accommodate projected maximum day demands plus fire flow at the present capacity. Construction of three additional wells will be required to meet peak demand plus fire flow to 2030.

The General Plan EIR references General Plan Public Facilities and Services Element policies that will reduce impacts to less than significant levels. The policies would provide additional wells, enhance groundwater supplies by utilizing stormwater basins for recharge, , and continuing water conservation programs. Water supplies would not be jeopardized by growth resulting from implementation of the General Plan. Future development of the Inventory Sites will be subject to environmental inquiry and potentially project-specific environmental review pursuant to CEQA. Impacts will be less than significant.

C-E) Less than Significant Impact. Future development of the Inventory Sites will occur on currently or previously developed and undeveloped sites which is unlikely to substantially change hydrological conditions . The effects of changes in drainage pattern s can result in impacts to human health and quality of life and the environment through damage o destruction of structures, sedimentation of downstream water bodies and the resulting impact to aquatic biological resources, decreased water quality with similar impacts to aquatic biological resources, and storm water backup that can result in similar types of flooding impacts.

Existing stormwater drainage lines consist of lines along Main Street to the west of the City limits. Four of the seven geographic zones identified in the City's Storm Drainage Master Plan are developed and are served by retention Basins A and B as well as a temporary basin in the City's industrial park. The City purchased land for a new permanent basin on Colorado Avenue, north of Fifth Street, for future system expansion. According to the General Plan EIR, the General Plan includes objectives and policies related to stormwater. These policies establish that new projects and developments are subject to approval based on availability of adequate flood facilities and require new development to provide funding for additional flood control and drainage facilities. The General Plan EIR found impacts to be less than significant with incorporation of General Plan policies.

F) No Impact. No other potential impacts related to hydrology and water quality were identified in this analysis. No impact will occur.

G-H) **Less than Significant Impact.** According to the General Plan EIR, the entire City of San Joaquin is located outside of flood hazard zone "A". The General Plan incorporates Safety Element policies to reduce impacts related to flooding to less than significant levels.

I) **Less than Significant Impact.** Sources of flooding due to the failure of a dam or levee within the Planning Area include the failure of Friant Dam on the San Joaquin River. .

Considering the extensive regulations and requirements associated with the construction and maintenance of dams, potential impacts resulting from the effects of dam or levee failure will be less than significant.

J) **Less than Significant Impact.** *Seiche* is the process by which water sloshes outside its containing boundaries, generally due to an earthquake. The Planning Area does not contain any open reservoirs, lakes, or other large bodies of water; therefore, significant impacts resulting from the effects of seiche will not occur.

The Planning Area is not subject to impacts from the effects of a tsunami because it is located approximately 100 miles inland of the Pacific Ocean.

A *mudflow* (or debris flow) is a rapidly moving slurry of water, mud, rock, vegetation and debris. Larger debris flows are The Planning Area is flat and therefore, not susceptible to debris flows. Impacts will be less than significant with implementation of existing regulations.

10. LAND USE AND PLANNING

Would the project:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

A) **No Impact.** Any new housing proposed in the area would be required to reflect the architectural character of the area in light of its historical and cultural context. The General Plan EIR noted that objective, policies, and programs are included in the General Plan Land Use Element to guide future urban growth and development. The Housing Element and proposed Inventory Sites will not divide and established community. No impacts will occur.

B) **Less than Significant Impact.** In order to address the shortfall in sites capacity, San Joaquin will rezone properties within its City limits in accordance to the San Joaquin General Plan (updated in 2014). In addition, the Land Use Element also proposes to create a new R-4 zone within the High Density Residential designation with a maximum density of 30 units per acre. The block abutting the CBD will be designated for High Density Residential zones. General Plan EIR was queried for policies identified as having a mitigating affect on the effects of the General Plan that result in impacts to the environment. These policies are summarized below.

**Table 7
General Plan Mitigating Policies**

| General Plan EIR Section | General Plan Mitigating Policies |
|---|--|
| <i>3.1 Aesthetics</i> | |
| 3.1.4.c) Substantially degrade existing visual character or quality | CD 1.1.1; CD1.1.2; CD 1.2.1; CD 1.3.1; CD 1.5.1a; CD 3.1.1a; 3.3.1; CD 3.3.2; CD 3.4.1 |
| 3.1.4.d) Create new source of substantial light or glare | CD 4.1.1; CD 4.1.1.b; CD 5.4.1; CD 5.4.1.a |
| <i>3.2 Agricultural and Forestry Resources</i> | |
| 3.2.4.a) Convert prime farmland, unique farmland, or farmland of statewide importance | LU 1.4.1; LU 1.4.2; LU 1.4.2a; LU 1.4.3; LU 1.5.1; CON 6.1.1; CON 6.1.2; CON 6.1.3; CON 6.1.4; CON 6.1.5; CON 6.1.6; CON 6.2.1; CON 6.3.1a |
| 3.2.4.e) Other changes to existing environment | LU 1.5; LU 1.5.1 |
| <i>3.3 Air Quality</i> | |
| 3.3.4.a) Conflict with applicable air quality plan | CON 5.1.1; CON 5.1.3; CON 5.3.1; CON 5.3.1a; CON 5.4.1; CON 5.4.2; CIR 2.6.1; CIR 2.6.4; CIR 2.6.5; CIR 2.6.9; CIR 2.6.10 |
| <i>3.4 Biological Resources</i> | |
| 3.4.4.a) Substantial adverse effect on species through habitat modification – special status wildlife | CON 1.1; CON 1.1.1; CON 1.1.2; CON 1.1.2a; CON 1.2.1 |

| | |
|--|---|
| <i>3.5 Cultural Resources</i> | |
| 3.5.4.a-b) Substantial adverse change in historical and archeological resources | CD 1.3.1; CD 1.3.1a |
| <i>3.6 Geology and Soils</i> | |
| 3.6.4.a-i,ii) Exposure to loss, injury, death from rupture of known earthquake fault or strong seismic ground shaking | S 1.1.1a; S1.1.1c; S1.1.2; S1.1.2a |
| <i>3.7 Greenhouse Gas Emissions</i> | |
| 3.7.4.a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment | CON 4.1.1; CON 4.1.2; CON 4.2.1; CON 4.4.1; CON 4.4.1a; CON 5.1.1; CON 5.3.1b; CON 5.7.1; CON 5.3.1b; CON 5.7.1; CON 5.7.1a; CON 6.1; CIR 2.5.2; CIR 2.6.1; CIR 2.6.5 |
| <i>3.8 Hazards and Hazardous Materials</i> | |
| 3.8.4.a-b) Hazard to the public or the environment through transport, use, or disposal of hazardous materials, foreseeable upset and accident of release of hazardous materials | S 4.1.1.b; S 6.2.1; S 6.3.1; S 6.3.1.b |
| 3.8.4.g) Impaired implementation of emergency plan | S 5.1.1; S 5.2.1; S 6.1.1a; S 6.2.1; S 6.3.1b |
| 3.8.4.h) Exposure to loss, injury, or death due to wildland fires | S 2.1.1; S 2.1.1.a; S 2.1.1.d; S 2.1.2; S 2.1.3; S 2.1.4 |
| <i>3.9 Hydrology and Water Quality</i> | |
| 3.9.4.a) Violate water quality standards or waste discharge requirements | HE 2.1.1.b; HE 2.2.2; HE 2.2.4; HE 2.2.6 |
| 3.9.4.b) Deplete groundwater supplies or interfere with groundwater recharge | PFS 2.1.1; PFS 2.1.2; PFS 2.1.4; PFS 2.3.1; PFS 2.3.2; PFS 2.3.4; CON 2.1; CON 2.2; CON 2.2.1 |
| 3.9.4.c) Alter the existing drainage pattern to result in substantial erosion or siltation | PFS 4.1.1; PFS 4.2.1; PFS 4.2.2; PFS 4.2.3 |
| 3.9.4.g-i) Place housing or structures within a 100-year flood hazard area that would impede or redirect flood flows or expose people or structures to a risk of loss, injury or death | S 3.3.1, S 3.2.1.a |
| <i>3.10 Land Use and Planning</i> | |
| 3.10.4.a) Physically divide an established community | LU 1.2.1; LU 1.4.1; LU 1.4.3; LU 1.6; LU 2.1.1; LU 2.2.1; LU 2.3.5; LU 2.5.5 |
| 3.10.4.b) Conflict with applicable land use plan, policy, or regulation | LU 1.1.1a ; LU 1.1.1b; LU 1.1.1.c; LU 1.1.1.d; LU 2.1.1.a; LU 2.2.2.a; LU 2.3.7.a; LU 5.1.1.a |
| <i>3.12 Noise</i> | |
| 3.12.4.a) Exposure to noise levels in excess of standards established in the local general plan or noise ordinance | N 1.2.1; N 1.2.2; N 1.3.1; N 1.1.1a; N 1.2.1a; N 1.3.1b; LU 2.5.5 |
| <i>3.13 Population and Housing</i> | |
| 3.13.4.a) Induce substantial population growth | LU 1.1.1; LU 1.2.1; LU 1.4.2; LU 1.4.3; LU 1.6; LU 1.7 |
| <i>3.14 Public Services</i> | |
| 3.14.4.a) Fire Protection | S 2.1.1; S 2.1.1a; S 2.1.1c |
| 3.14.4.a) Law Enforcement | PFS 6.1.1; PFS 6.1.1.a; PFS 6.1.2.b; PFS 6.1.3.a; PFS 6.1.2; PFS 6.1.3 |
| 3.14.4.a) Schools | PFS 7.1.1; PFS 7.1.1a |
| 3.14.4.a) Parks | LU 4.1; OS 1.1.1; OS 1.1.1.a; OS 1.1.2.a; OS 1.3.1.a; OS 1.3.1.b; OS 2.2.1; OS 2.4.1; LU 6.2.1.a; OS 3.1.1; OS 3.1.4 |
| 3.14.4.a) Other public facilities | PFS 7.1.3; PFS 7.1.3.a; PFS 7.1.3.b |
| <i>3.15 Recreation</i> | |
| 3.15.4.a-b) Increase use if existing recreational facilities or require construction or expansion of recreational facilities | LU 6.2.1.a; LU 4.1; OS 1.1; OS 1.1.1.a; OS 1.1.2.a; OS 1.3.1.a; OS 1.3.1.b; OS 2.4.1.a; OS 3.1.1; OS 3.1.4 |

| <i>3.16 Transportation and Traffic</i> | |
|---|---|
| 3.16.4.a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system | CIR 1.1.2; CIR 4.1; CIR 4.2.1; CIR 4.2.2; CIR 4.3.1 |
| 3.16.4.d) Increase hazards due to design features | CIR 4.3.1; CIR 4.4.1; CIR 4.4.3; CIR 4.4.4; CIR 5.1.2; CIR 5.3.1 |
| 3.16.4.f) Conflict with adopted policies, plans or programs regarding public transit | CIR 1.2.1; CIR 2.1; CIR 2.2; CIR 2.5.1; CIR 2.6.1; CIR 3.1.2; CIR 3.3 |
| <i>3.17 Utilities and Service Systems</i> | |
| 3.17.4.a) Exceed wastewater treatment requirements | PFS 3.1.1; PFS 3.1.5; PFS 3.1.7; PFS 3.1.8 |
| 3.17.4.b) Require the construction of new water or wastewater treatment facilities or expansion of existing facilities | PFS 2.1; PFS 2.1.1; PFS 2.1.2; PFS 2.1.4; PFS 2.1.7; PFS 3.1; PFS 3.1.3; PFS 3.1.4; PFS 3.1.5 |
| 3.17.4.c) Construction or expansion of stormwater drainage facilities | PFS 4.1.1; PFS 4.2.1; PFS 4.2.2; PFS 4.2.3 |
| | |

The Housing Element does not include any goals, policies, or programs that would conflict with adopted General Plan goals and policies to mitigate impacts due to effects generated by development within the Planning Area, as specified in the General plan EIR. No impact will occur.

C) **No Impact.** There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans applicable to the City of San Joaquin. No impacts will occur.

11. MINERAL RESOURCES

Would the project:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| A) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

A-B) **No Impact.** According to the General Plan EIR, there are no mineral resource zones in San Joaquin or within the proposed SOI. No impacts will occur.

12. NOISE

Would the project result in:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| A) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

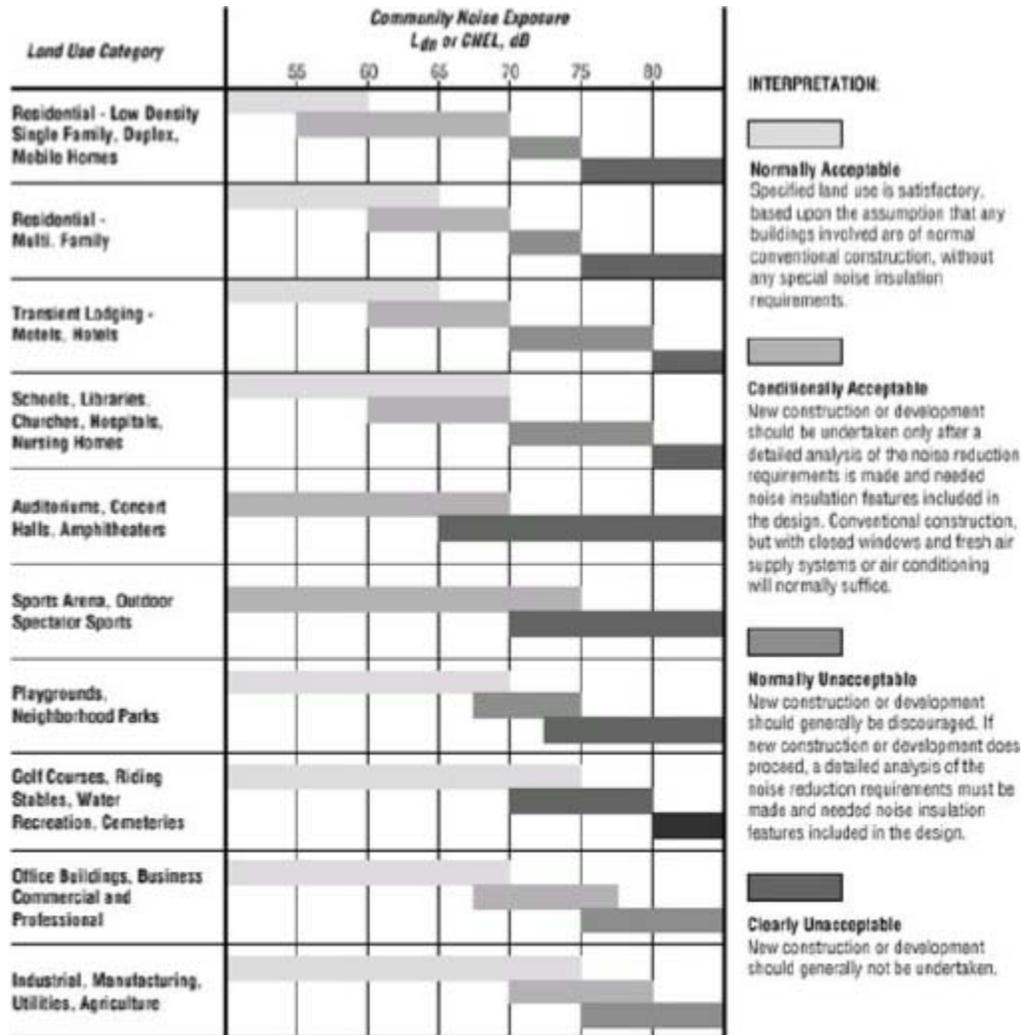
A) **Less than Significant Impact.** The City identifies land use compatibility standards within the General Plan to use when planning and making development decisions. Table 8 summarizes the City of San Joaquin General Plan Recommended Ambient Allowable Noise Level Objectives outlined in the General Plan Noise Element. The standards represent the maximum acceptable noise level as measured at the property boundary. The City's General Plan Noise/Land Use Compatibility Matrix is in Table 9 below. The General Plan Noise Element includes policies related to protecting public health and welfare from excessive noise exposure.

Table 8
General Plan Recommended Ambient Allowable Noise Level Objectives

| Impact | Land Use | 7 A.M. to 10 P.M. | 10 P.M. to 7 A.M. |
|-------------------------------|---------------------------|-------------------|-------------------|
| Critically Impacted Land Uses | Hospitals/Rest Homes | 45 db(A) | 40 db(A) |
| | Passive Recreation Areas | 45 db(A) | 45 db(A) |
| | Schools/Churches | 45 db(A) | 45 db(A) |
| Moderately Impacted Land Uses | Agriculture | 50 db(A) | 50 db(A) |
| | Low Density Housing | 50 db(A) | 50 db(A) |
| | Multi-Family Residential | 55 db(A) | 50 db(A) |
| | Neighborhood Commercial | 55 db(A) | 55 db(A) |
| | Professional Office | 55 db(A) | 55 db(A) |
| | Retail Commercial | 60 db(A) | 55 db(A) |
| Primary Noise Generators | Outdoor Active Recreation | 70 db(A) | 70 db(A) |
| | Light Manufacturing | 70 db(A) | 65 db(A) |
| | Heavy Manufacturing | 75 db(A) | 70 db(A) |

❖ Noise Levels should be measured at the property line, 36 inches above the ground.

Table 9
Noise/Land Use Compatibility Matrix



CONSTRUCTION NOISE AND OPERATIONAL NOISE

The primary contributors to ambient noise in the planning area are railroad and vehicle traffic. The primary north/south roadways are Colorado Avenue and Main Street/Placer Avenue. The primary east/west roadway is Manning Avenue. The San Joaquin Valley Railroad runs through the center of the City along Colorado Avenue. According to the General Plan EIR, the General Plan Noise Element contains policies that reduce construction and operational noise impacts to less than significant levels. Future housing developments on the proposed Inventory Sites are subject to the policies of the existing General Plan designed to minimize noise impacts to residential properties.

Future housing development will be subject to preliminary environmental review pursuant to CEQA at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed, should noise impacts be identified. Potential impacts will be less than significant with implementation of existing standards and regulations.

B) Less than Significant Impact. Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second, and in the U.S. is referenced as vibration decibels (VdB).

The general human response to different levels of groundborne vibration velocity levels is described in Table 10 (Human Reaction to Vibration).

**Table 10
Human Reaction to Vibration**

| Vibration Velocity Level | Human Reaction |
|--------------------------|--|
| 65 VdB | Approximate threshold of perception for many people. |
| 75 VdB | Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level is unacceptable. |
| 85 VdB | Vibration acceptable only if there are an infrequent number of events per day. |

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006

Table 11 (Common Construction Vibration) summarizes vibration levels from common construction equipment. Impacts to structures can occur from 0.08 PPV to 2.00 PPV depending on the duration of the vibration and the age of the structure. Similarly, human annoyance to vibration can occur from 0.01 PPV to 2.00 PPV depending on the duration.

**Table 11
Common Construction Vibration**

| Equipment | PPV (in/sec at 25 ft.) |
|---------------------------|------------------------|
| Crack-and-Seat Operations | 2.400 |
| Vibratory Roller | 0.210 |
| Large Bulldozer | 0.089 |
| Caisson Drilling | 0.089 |
| Loaded Trucks | 0.076 |
| Jackhammer | 0.035 |
| Small Bulldozer | 0.003 |

Source: California Department of Transportation 2004

Vibration is difficult to control, and the best methods for mitigation are avoidance. Typical vibration mitigation includes routing and placement of equipment to maximize distance to receptors. Impacts related to exposure to groundborne vibration would be less than significant with implementation of local environmental review procedures. With regard to railroad operations,

noise and vibration impacts would be evaluated on a project-by-project basis pursuant to CEQA and the City's local implementation procedures. Impacts related to vibration will be less than significant.

C) **Less than Significant Impact.** Residential land uses typically do not produce excessive noise either individually or cumulatively that could substantially increase ambient noise levels. The future development of the Inventory Sites could increase ambient noise levels due to increased traffic generation in the project vicinity. Project-specific increases in ambient noise levels due to future development on each Inventory Site would be evaluated as development is proposed over the long term pursuant to existing policies and procedures. With these existing policies and procedures in place, impacts related to increases in ambient noise levels would be less than significant.

D) **Less than Significant Impact.** Temporary increases in local noise levels would be associated with construction activities. Construction noise would be controlled through the time restrictions established in the Municipal Code. The Housing Element would not result in any new or more severe temporary noise impacts associated with residential construction, as the Housing Element does not propose land uses or intensities not already analyzed in the General Plan EIR. Continued enforcement of the City's noise restrictions would reduce temporary noise impacts to less-than-significant levels.

E-F) **Less than Significant Impact.** According to the General Plan EIR, the San Joaquin airport is located one mile west of the City; however, it is a small private airport with one runway that does not experience heavy use and is not designed to accommodate large airplanes or large volumes of air traffic. Noise impacts resulting from proximity to the airport are less than significant.

13. POPULATION AND HOUSING

Would the project:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| A) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

A) **Less than Significant Impact.** Adoption and implementation of the Housing Element will not, in and of itself, directly result in population growth. Regional models of population growth and change are developed by HCD and the Fresno COG through the RHNA process. The Housing Element is designed to guide and accommodate the City's share of the projected regional population growth and associated housing over the next eight years. The population in Fresno County is projected to increase by 443,229 residents between 2010 and 2040. The Inventory Sites identified in the Housing Element update will result in an increase of approximately 1,651 new residents. As discussed in the project description, housing need is projected to grow by 378 units over the next eight years to accommodate the project population growth. Considering the Housing Element identifies adequate land and planning mechanisms to accommodate the future housing needs of the growing population, derived directly from the population growth estimates for the region, the proposed housing Element could not induce population growth. Less than significant impacts will occur

B-C) **No Impact.** The Housing Element is intended to encourage and facilitate housing development and preserve and enhance the existing housing stock. The availability of residential units in response to increases in population is supported by the Housing Element. Considering residential units will increase as guided by the goals and policies of the Housing Element, no impacts related to the displacement of housing or people could occur.

14. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-----------------------------|--------------------------------|---|-------------------------------------|--------------------------|
| A) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A) **Less than Significant Impact.** The Fresno County Fire Protection District provides fire protection services to the City of San Joaquin. According to the General Plan EIR, the closest fire station is District Station 95 located in Tranquility approximately four miles northeast of the City. Average response times are 13.9 minutes. The General Plan incorporated objectives, policies, and programs related to fire protection. The General Plan EIR indicates that without an increase in fire protection services, the increase in population will result in increased demand that cannot be met at current service levels. Thus, the following mitigation measures 13.14.1, 13.14.2, 13.14.3, and 13.14.4 were incorporated to reduce impacts to less than significant levels.

The effects of constructing and operating a new fire station are typical of any development project, such as pollutant emissions from use of construction equipment and staff vehicle trips, changes in the visual character of the station site in context of the neighborhood, and increased vehicle trips on local roadways. Construction and operation of a new fire station will be subject to preliminary environmental review pursuant to CEQA at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future fire facilities will be less than significant with implementation of existing regulations and mitigation measures.

B) **Less than Significant Impact.** The Fresno County Sheriff’s Office provides police protection services to the City. According to the General Plan EIR, the Sherriff’s Office Area 1 substation is located on Manning Avenue west of Colorado Avenue. The substation patrols an area of over 2,400 miles in western Fresno County. The City receives ten hours of law enforcement services per day which equates to approximately 0.8 full time equivalent officers. This results in approximately 0.22 officers per 1,000 residents, which is lower than the County or State. However, the crime rate in San Joaquin is relatively low. The General Plan EIR found impacts related to police service to be less than significant after implementation of the policies within the General Plan Public Facilities and Services Element.

The effects of constructing and operating a new police station are typical of any development project, such as pollutant emissions from use of construction equipment and staff vehicle trips, changes in the visual character of the station site in context of the neighborhood, and increased vehicle trips on local roadways. Construction and operation of a new substation will be subject to preliminary environmental review pursuant to CEQA at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future police facilities will be less than significant with implementation of existing regulations.

C) **Less than Significant Impact.** According to the General Plan EIR, the Golden Plains Unified School District operates four elementary schools and one high school. The elementary schools are located in the cities of Cantua, Helm, Tranquility, and in the City of San Joaquin. The high school is located in Tranquility. San Joaquin Elementary School was designed to accommodate up to 400 students; however, in the last decade, the school has served over 800 students annually and temporary buildings have been constructed on site to accommodate the growing student body. According to the General Plan EIR, the General Plan Public Facilities and Services Element includes policies that will reduce impacts related to schools to less than significant levels.

The effects of schools that can result in environmental impacts are specific and include peak traffic levels occurring in the morning and early afternoon, playground noise, and field lighting. Analyses of school fiscal impacts are unique in that any impacts resulting from the effects of school financing are considered fully mitigated through the payment of development impact fees pursuant to the Leroy F. Green School Facilities Act. Construction and operation of new school facilities will be subject to preliminary environmental review pursuant to CEQA at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future school facilities will be less than significant with implementation of existing regulations.

D) **Less than Significant Impact.** Pursuant to State law, the City imposes parkland dedication or in-lieu fees on new development equivalent to three acres of parkland per 1,000 new residents. The Housing Element will generate new residents that will require park and recreation facilities and associated programs, either through expansion of existing facilities or construction of new facilities. Construction or expansion of parks can result in nominal effects such as pollutant emissions from construction activities and operational trip generation potentially resulting in similarly nominal impacts to the environment. The City will continue to collect in-lieu fees or require construction of new or expanded parks from proponents of new housing to compensate for incremental increases in parks and recreation service demand, thus providing adequate, per-capita facilities for future residents. Construction and operation of new or expanded parks and recreation facilities will be subject to preliminary environmental review pursuant to CEQA at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future parks and recreation facilities will be less than significant with implementation of existing regulations.

E) **Less than Significant Impact.** New residents generated by new housing guided by the goals and policies of the Housing Element will generate the incremental need for a variety of public and quasi-public services including libraries, medical clinics, urgent care facilities, hospitals, social service centers, senior centers, and other facilities. Construction and operation of new or expanded public service facilities will be subject to preliminary environmental review pursuant to CEQA at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future public service facilities will be less than significant with implementation of existing regulations.

15. RECREATION

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| A) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A-B) **Less than Significant Impact.** Pursuant to State law, the City/County imposes parkland dedication or in-lieu fees on new development equivalent to three acres of parkland per 1,000 new residents. The Housing Element will generate new residents that will require park and recreation facilities and associated programs, either through expansion of existing facilities or construction of new facilities. Construction and operation of new or expanded parks and recreation facilities will be subject to preliminary environmental review pursuant to CEQA at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future parks and recreation facilities will be less than significant with implementation of existing regulations.

16. TRANSPORTATION AND TRAFFIC

Would the project:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| A) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| E) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

A-B) **Less than Significant Impact.** The City is served by local and regional transportation facilities including streets, railways, and bus routes in addition to sidewalks and trails. These facilities provide options for travel modes that include vehicles buses, bikes, and walking. The primary north/south roadways linking San Joaquin to the San Joaquin Valley are Colorado Avenue and Main Street/Placer Avenue. The primary east/west roadway linking the City to the San Joaquin Valley is Manning Avenue. The San Joaquin Valley Railroad runs through the center of the City along Colorado Avenue and provides freight services only.

Future housing development will primarily generate passenger vehicle trips that will disperse during the morning as residents drive for a variety of reasons but primarily for work and school. The return trip is generally anticipated to include a higher likelihood of a portion of the trip accessing shopping, entertainment, or other uses. According to the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, single-family homes generate 9.52 daily trips per dwelling unit, with 7.6 percent of

those trips occurring during morning peak hours and 10.5 percent occurring during afternoon peak hours.²⁰ Apartments generate 6.65 daily trips per dwelling unit with 7.7 percent occurring during morning peak hours and 9.3 percent occurring during the afternoon peak hour. The concern regarding transportation facilities is excessive use throughout the day or during peak hours and resulting effects on the facility's ability to move people and goods.

Three planning efforts guide the long-term improvement of the circulation system at the regional and local levels. The Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) is administered by the Fresno COG as a comprehensive assessment of all travel modes in Fresno County and the needs of travel and goods movement through the year 2040.²¹ The Congestion Management Process (CMP) is also administered by Fresno COG and addresses congestion management through demand reduction and operations strategies. While the RTP/SCS address the broader goals of the transportation network, the CMP focuses on specific, regional facilities requiring funding for maintenance and improvements in order to meet the goals of the RTP/SCS. The COG is currently in the process of updating the CMP. The final effort is the City's General Plan Circulation Element that identifies long-term transportation improvements for local facilities. According to the General Plan Circulation Element, the arterials and collectors in the City of San Joaquin operate at Level of Service (LOS) A and B, with occasional performance at level C. San Joaquin does not face major traffic congestion problems. According to the General Plan EIR, a minimum of LOS D is established by General Plan policy. According to the General Plan EIR, with implementation of General Plan policies, potential traffic impacts from new developments are reduced to less than significant levels and will maintain traffic levels above LOS D.

Based on this preceding analysis, future Housing Development will not impede local or regional efforts to ensure an efficient circulation system. Future Housing Development will be subject to preliminary environmental review pursuant to CEQA at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed, should transportation impacts be identified that are not covered under existing or future development impact fees. Potential impacts resulting from conflicts with local and regional transportation plans and performance requirements will be less than significant with implementation of existing standards and regulations.

C) **No Impact.** The Housing Element is focused on achieving local housing objectives and does not authorize any construction or permit increases in residential heights that would result in the need to redirect or otherwise alter air traffic patterns. No impacts will occur.

D) **No Impact.** The Housing Element update does not authorize the construction of any roadway and will result in no effects on the design of existing or future streets. No impacts will occur.

E) **Less than Significant Impact.** The project does not involve any road construction or any development activity and thus would not obstruct or restrict emergency access to or through the City. Future housing development facilitated by implementation of Housing Element policies will be subject to site plan review and approval during entitlement review and/or application for building permits. The Fire Department reviews all plans to ensure compliance with all applicable emergency access and safety requirements. Impacts involving emergency access will be less than significant with continued implementation of development review procedures.

F) **No Impact.** The Housing Element is consistent with regional and local transportation plans that promote a transportation system that embodies all modes of travel; therefore, the Housing Element will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No impacts will occur.

²⁰ Institute of Transportation Engineers. Trip General Manual. 9th Ed. 2012

²¹ Fresno Council of Governments. Regional Transportation Plan and Sustainable Communities Strategy. June 2014

17. UTILITIES AND SERVICE SYSTEMS

Would the project:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| A) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

A) **Less than Significant Impact.** Future housing will generate wastewater that will be conveyed via the waste water collection system. The City of San Joaquin owns and operates a wastewater treatment plant. The plant provides primary and secondary treatment of wastewater. The plant is located 1.5 miles west of the City on Manning Avenue, just east of the Fresno Slough. The plant contains 48.85 acres of disposal ponds and its design capacity is approximately 0.5 million gallons per day (mgd). Current average daily flow is approximately 0.346 mgd. Three lift stations, each consisting of two electric pumps, move sewage to the wastewater treatment plant. The City is served by 6- and 8-inch pipes. The main line to the Manning Lift Station is 16 inches and the force main to the wastewater treatment plant is 10 inches. The City's sewer collection system is aged and some of the older portions of the system experience frequent blockages and require frequent maintenance. The physical condition of some of these sewer lines is believed to be very poor, likely beyond their life expectancy and in need of a major upgrading in the older areas of the City.

According to the General Plan EIR, policies from the General Plan Public Facilities and Systems Element will reduce impacts related to wastewater treatment requirements to less than significant levels by requiring analysis of wastewater treatment needs and unique treatment requirements. New development will be required to assess and fund additional special treatment needs prior to implementation. The General Plan included policies to address treatment needs of new development as well as policies to address growth in relation to wastewater treatment expansion. Future housing development will result in typical

wastewater discharges and will not require new methods or equipment for treatment that are not currently permitted for the existing treatment facility. The Housing Element and future housing development will not affect compliance with RWQCB treatment requirements. Impacts will be less than significant.

B, D-E) Less than Significant Impact. The City operates a municipal water system that includes three active water wells (two running and one inactive) that have a theoretical pumping capacity of 3,500 gallons per minute. Well No. 3 at the City Corporation Yard (built in 1968), Well No. 4 at Main and California Streets (built in 1978) and Well No. 5 at Cherry Lane (built in 2006) supply water through water distribution lines. At this time the City has no water storage capacity. The City's Water Master Plan includes a total of six wells at build-out of the General Plan. The City's water distribution system was constructed in the 1920s, soon after City incorporation. Much of this original system exists in the older parts of town. The existing pipelines in these areas have become obsolete with age and are typically characterized by leaks, corrosion, and build-up. Water consumption in 2009 was approximately 0.705 mgd or 489 gallons per minute (gpm). Individual water meters are anticipated by 2020 in advance of state mandates for metering by 2025.

According to the General Plan EIR, policies from the General Plan Public Facilities and Systems Element will reduce impacts to water and wastewater impacts to less than significant levels. The policies require new developments to assess and fund water facility expansion and provide water infrastructure. These impacts will be assessed through the project-specific CEQA analysis. General Plan policy addresses the environmental impacts of infrastructure expansion and ensures that treatment systems and capacity are available.

C) Less than Significant Impact. Current National Pollution Discharge Elimination System (NPDES) regulations focus on low impact development standards in addition to the standard "no net increase in runoff into the storm drain system". Any incremental increases in urban runoff generated from future housing development will be required to drain to existing or future storm drainage facilities. Such facilities will be subject to project-specific CEQA analysis and will be constructed in accordance with City standards. Less than significant impacts will occur.

F) Less than Significant Impact. According to the General Plan, a private carrier under contract with the City provides refuse collection for the City. Waste reduction programs available to residents include residential curbside recycling and organic material collection, commercial on-site recyclables pickup, school recycling programs, and hazardous waste handling programs. The County landfill, American Avenue Landfill, is located approximately 6 miles northeast of the City on American Avenue and serves the surrounding communities and unincorporated area. The site is operated by the Fresno County Public Works Department is permitted to receive up to 2,200 tons of waste per day and is expected to continue operation through at least 2031. According to the General Plan EIR, policies within the General Plan Public Facilities and Systems Element will reduce impacts to solid waste facilities to less than significant levels. These policies require recycling to reduce waste quantities, and impact fees or development conditions to address solid waste generation.

According to the *Remaining Lifetime Landfill Capacity Data Sheet* prepared by the California Department of Resources Recycling and Recovery (CalRecycle) for Fresno County, landfill capacity in the year 2025 is projected at 11,822,751 tons to accommodate an estimated 583,039 tons annually of solid waste; therefore, there is sufficient landfill capacity to serve the County and any future housing development over the life of the Housing Element. Impacts will be less than significant.

G) No Impact. All new development will be required to comply with State mandates and City regulations regarding reduction/recycling of household waste. None of the proposed housing strategies in the Housing Element will result in any conflicts with solid waste disposal regulations. No impact will occur.

18. MANDATORY FINDINGS OF SIGNIFICANCE

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A) **Less than Significant Impact.** The results of the preceding analysis indicate that the proposed project will have less-than-significant impacts with respect to sensitive biological, historical, archaeological, and paleontological resources. Impacts to scenic vistas and visual character and resources will be less than significant. Considering the project will not authorize any development plan, redevelopment of any existing sites, or construction of new infrastructure, and will not change existing City land use policy regarding locations or intensities of development, it will not result in any effects that will degrade the quality of the environment. The City finds that impacts related to degradation of the environment will be less than significant.

B) **Less than Significant Impact.** Cumulative effects resulting from full implementation of City land use policies were evaluated in the General Plan EIR. The Housing Element will not change any of these policies and does not propose any specific development project that could contribute to short-term or long-term cumulative impacts that were not addressed sufficiently in the General Plan EIR. The proposed project does not include any changes to land use designations and thus is consistent with the project analyzed in the General Plan EIR. The City hereby finds that the proposed Housing Element's individual contribution to potentially significant cumulative impacts is not considerable.

C) **Less than Significant Impact.** As supported by the preceding environmental evaluation, the project will not result in substantial adverse effects on human beings. It has been determined through quantitative and qualitative analysis supported by substantial evidence that the Housing Element has been determined to have little or no adverse impacts on people or the environment. The City hereby finds that direct and indirect impacts on human beings will be less than significant.

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