STAFF REPORT TO Planning Commission

June 9, 2020

TO: Planning Commission

FROM: Elizabeth Nunez, City Manager

SUBJECT: Tentative Tract Map No. 6307 to Subdivide APN:033-040-50S into 23 Single Family Lots

Executive Summary

SJ Development, LLC has submitted a Tentative Tract Map for future development of a 23-lot subdivision of APN:033-040-50S. The current rectangular shaped 5-acre parcel is located on the northwest corner of Main Street and Arizona Street (See Exhibit A). The parcel is located within city limits and is designated by the General Plan as Low Density Residential and currently zoned R-1. Approval of the tentative tract map would allow for development and approval of a Final Map to subdivide the parcel into 23 lots for future development of single-family homes with two internal cul-de-sac streets as shown in Exhibit A. These lots would range from 6,450 square feet (SF) to 12,552 SF. Future applications would be required for development of the parcels. The property is not in a flood zone.

CEQA Determination

This project requires compliance with the California Environmental Quality Act (CEQA). This project meets the conditions as A Class 32 IN-FILL DEVELOPMENT PROJECT per CEQA Guidelines Section 15332. None of the exceptions to the Categorical Exemption are applicable to this project under CEQA Guidelines Section 15300.2. A Categorical Exemption (CE) will be issued with the filing of a Notice of Exemption per Section 15062 (See Attachment A). This exemption also meets the requirements of SJMC Chapter 153.009 Environmental Clearance.

Background

A proposed Tentative Tract Map (TTM) was submitted on January of 2020. Upon City’s review in January of 2020, the City provided the applicant written comments on the TTM. After the applicant received these comments, the City met with the applicant to discuss these submittal requirements for the property. The City reviewed and approved the TTM on January 15, 2020 and the Class 32 CE required by CEQA was completed in April 2020. Additional studies were conducted to complete the Class 32 CE including a Biological Resources Memo (BRM), a Phase I Environmental Site Assessment (ESA), and a Cultural Resources Assessment (CRA). A request for comments and review of the TTM was sent out to a list of approved reviewing agencies on January 24, 2020. A comment letter was received via e-mail from the Golden Plains Unified School District (GPUSD) on January 30, 2020. Representatives for GPUSD commented in support of the TTM, no major concerns were brought forth.

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City Engineering comments on the map were provided to the applicant. A revised map was provided on May 29, 2020 and reviewed by staff. The listed conditions are items required for the final map in order for the submitted map to be found acceptable to the City.

The Applicant would be required to agree to the additional conditions of project approval listed below as part of obtaining tentative tract map approval. All other City and CEQA requirements for the proposed TTM are met to the City’s satisfaction. The map submitted is shown in Exhibit A.

**General Plan Consistency**

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

**Zoning Ordinance Consistency (SJMC Chapter 154)**

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

**Conditions of Approval:**

The map contains conditions of approval. Per San Joaquin Municipal Code Section 153.006 (B) Park and Recreational Facilities:

1. The subdivider shall pay to the city the sum of $200 for each dwelling unit to be constructed in the subdivision.

2. Per San Joaquin Municipal Code Section 153.008 Survey Monuments Subdivider shall set sufficient durable monuments to conform with the standards described in Cal. Business and Professions Code § 8771 at the time of making the survey for the final map.

3. The subdivider shall ensure all provisions of San Joaquin Municipal Code Section 153.025 regarding requirements for a tentative map are met.
4. The Final Map shall substantially comply with all conditions above and as required by
the Subdivision Map Act and San Joaquin Municipal Code Section 153.041 Filing of
Final Map and Standard and Specifications as listed in Section 153.070 through 079.
5. The subdivider will pay all applicable fees as required by the City’s School Facilities
Dedication and Fee Ordinance (San Joaquin Municipal Code, § 16.24.010).

Engineering Conditions of Approval

General
6. All minimum conditions of subdivision approval in the Subdivision Ordinance are
included by reference.
7. The tract map shall comply with all provisions of the Subdivision Map Act.
8. Prior to approval of the Tentative Map, Applicant shall prepare and submit all required
California Environmental Quality Act studies as determined by the City Planner.
9. Prior to approval of the Final Map and recording thereof, Applicant shall:
   a. Construct all public improvements or provide the required surety for the
      construction thereof for acceptance by the City Council.
   b. All necessary dedications for rights of way and easements shall be provided to the
      City of San Joaquin, public utility companies, and other affected agencies.
10. Prior to approval of the Final Map, improvement plans for streets, utilities, drainage
    facilities, survey monuments, grading, and erosion control shall be submitted for the
    City Engineer’s approval.
11. Public improvements shall conform to the latest edition of the City of San Joaquin
    Improvement Standards and any modifications thereto approved by the City Engineer in
    place at the time of construction. Improvements shall conform to other City adopted
documents including the General Plan, Water Master Plan, Sewer Master Plan and Storm
    Water Master Plan. The work shall comply with all applicable State, Federal, and local
    laws and regulations.
12. A soils report prepared by a California registered geotechnical engineer shall be
    submitted to the City Engineer as part of the improvement plans. The soils report shall
    include recommendations for the structural sections for streets, parking lots, excavation,
    compaction, clearing, and grubbing requirements.
13. Prior to approval of the improvement plans, Applicant shall prepare a Storm Water
    Pollution Prevention Plan (SWPPP) for construction activities pursuant to the California
    Water Resources Control Board Order No. 2009-0009-DWQ, NPDES No. CA000002.
    Prepare an Erosion Control Plan as part of the improvement plans for storm water and
    construction BMPs. Applicant shall provide a WDID number prior to approval of the
    improvement plans.
14. Prior to approval of the improvement plans, Applicant shall prepare a pre-project water
    balance calculation for storm water runoff pursuant to the California Water Resources
    Control Board Order No. 2012-0006-DWQ, NPDES No. CA000002 for compliance with
    Post-Construction Standards for non-MS4 Phase I and Phase II agencies.
15. Prior to approval of the improvement plans, Applicant shall prepare a Dust Control Plan
    (DCP) and file the Plan with the San Joaquin Valley Air Pollution Control District for
    approval of construction activities for the project if required.
16. Prior to the issuance of any grading and encroachment permits, Applicant shall pay the permit fee, plan check and inspection fees, and furnish improvement securities pursuant to the City’s improvement standards, municipal code, ordinances, and California Subdivision Map Act.

17. Prior to the issuance of a building permit, Applicant shall pay all development impact fees as specified and pursuant to the City’s municipal code, ordinances, and resolutions. The fee assessment shall include all applicable fees for Public Facilities, Police, Fire Protection, Streets, Water, Sewer, Storm Drainage, Railroad Crossings and Parks. Fees shall be paid at the time of the issuance of each permit.

18. The proposed parcels shall be annexed to the applicable assessment districts including, but not limited to, the Landscape and Lighting Maintenance District and Community Facilities District for the City of San Joaquin for all required and applicable assessments, or, at the City’s discretion, Applicant will agree to form a new district for these assessments.

19. Provide utility services to each lot including electric power, gas, telephone, and cable television. Construct all proposed utilities underground within the street rights of way or public utility easement.

20. Remove all utility poles along the street frontage of proposed subdivision and underground all overhead lines including electrical, communication, and cable tv.

21. Applicant to provide a landscape buffer between the street side and subdivision lots along Main Street.

22. Construct a split-face CMU block wall on Main Street to extend the length of the subdivision boundary to align with the existing block wall along the south side of Main Street at Arizona Street.

23. The existing and proposed rights of way and easements shown on the Tentative Map shall be preliminary until the Final Map is reviewed and approved by the City Engineer.

24. Applicant shall cause the easement vacation for the former cul-de-sacs and along Main Street as shown on the Tentative Map which said easements were established by the Deed of Easement recorded on March 13, 1998, Document Number 98034556 of the Fresno County Records.

25. Applicant shall coordinate and obtain all required approvals from any stakeholder agencies affected by the work.

Subdivision Public Improvements

Streets

26. Dedicate a 10-ft public utility/pedestrian easement for the south half of Main Street and construct street improvements pursuant to standards for a 100-ft Typical Street Section or as approved by the City Engineer. Roadway pavement shall be widened to ultimate street width within the project frontage and transitioned to existing pavement as required. Curb, gutter, sidewalk, landscaping, street lighting and other required street frontage improvements shall extend the length of the subdivision boundary. Construct all required frontage improvements per City standards or as approved by the City Engineer.

27. Dedicate a 10-ft public utility/pedestrian easement for the east half of Arizona Avenue and construct street improvements pursuant to standards for a 60-ft Typical Street Section
or as approved by the City Engineer. Roadway pavement shall be widened to ultimate street width within the project frontage and transitioned to existing pavement as required. Curb, gutter, and sidewalk and other required street frontage improvements shall extend the length of the subdivision boundary. Construct all required frontage improvements per City standards or as approved by the City Engineer.

28. Dedicate street right of way and public utility/pedestrian easement for all new subdivision streets and construct street improvements pursuant to standards for a 50-ft Typical Street Section or as approved by the City Engineer. Roadway improvements shall include, but not be limited to, pavement section, curb, gutter, sidewalk, curb ramps, driveways, cul-de-sacs, street lighting, landscaping, survey monuments, signage, and striping and shall conform to the City’s Improvement Standards.

29. Construct street cul-de-sacs to the dimensions and curve lines as required per the City of San Joaquin’s Improvement Standards.

Water System

30. Construct water mains, fire hydrants, blowoffs, sampling stations, and lateral connections as necessary to serve each lot.

31. Water services shall be sized to meet domestic and fire protection demands and shall include shutoff valves, corporation stops, and water meters. Subdivider shall incorporate water recirculation for residential sprinkler system at the water service or onsite plumbing as applicable.

32. Construct minimum 6-inch water mains on City streets and looped as needed to support the proposed subdivision and approved by the City Engineer. Pipe sizes greater than the minimum shall be determined from hydraulic calculations and/or modeling studies, consistent with the existing network grid, or as recommended from the Water Master Plan.

33. Construct and/or extend water mains on Main Street, Street A, and Street B.

34. Extend the existing 12-inch water main on Main Street the length of the subdivision boundary.

Sewer System

35. Construct sewer lines, lift stations, manholes, and lateral connections as necessary to serve each lot. Convey sanitary wastewater via a gravity flow system unless a lift station is required at points of connection due to topography restrictions.

36. Lateral connections shall include cleanouts and other required components per the City’s Improvement Standards.

37. Construct minimum 8-inch sewer mains on City streets unless approved otherwise by the City Engineer. Pipe sizes greater than the minimum shall be determined from hydraulic calculations and/or modeling studies, consistent with the existing network grid, or as recommended from the Sewer Master Plan.

38. Construct and/or extend sewer mains on Main Street, Street A, and Street B.

39. Extend the existing 8-inch sewer main on Main Street the length of the subdivision boundary.
Storm Drainage

40. Construct storm drain lines, manholes, drain inlets, catch basins, detention basins, outfalls, lift stations, and lateral connections as necessary to serve each lot.

41. Construct storm sewers on City streets as determined from hydraulic calculations and/or modeling studies, consistent with the existing network grid, or as recommended from the Storm Drain Master Plan.

42. All runoff from the proposed City streets shall be contained within the public rights of way or easements and conveyed to a storm drain basin agreeable to the City and Applicant. Applicant shall discharge storm runoff to the City basin on northeast corner of California and 5th Street via the existing City storm sewers. Provide calculations and complete earthwork excavation at the existing basin as required to accommodate the additional storm water volume from the project site or demonstrate that this facility has the adequate capacity to handle the existing flows plus project.

Recommendation:

Recommend to the City Council to conditionally approve Tentative Tract Map No. 6307 as submitted and shown in Exhibit A, subject to the above listed Conditions of Approval to allow for the filing of a Final Map to subdivide APN:033-040-50S into 23 single family lots.
Tentative Tract Map No. 6307 Project

Admin Draft Categorical Exemption Report

prepared for
City of San Joaquin
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Contact: Matt Flood, Assistant City Manager

prepared by
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May 2020
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Categorical Exemption Report

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

1. Introduction

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

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

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

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

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

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

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

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

2. Project Description

The approximately 5-acre project site is located at the northeast corner of Arizona Avenue and Main Street in the City of San Joaquin (Assessor Parcel Numbers [APN]: 033-040-005, 033-040-006, 033-040-007, 033-040-008, 033-040-009). The parcel is designated as LDR (Low Density Residential) that also is in an, "...area to be refined at the time of the tentative subdivision map" and the site is zoned R-1 (Low Density Residential). The site is currently an undeveloped dirt lot used for agricultural purposes. See Figure 1 for the regional location and Figure 2 for the project site location. Approval of the tentative tract map would allow for the subdivision of the parcel into 23 lots for future development of single-family homes.
family homes with two internal cul-de-sac streets as shown in the site plan (Figure 3). These lots would range from 6,450 square feet (SF) to 12,552 SF.
Figure 1  Regional Location Map

Imagery provided by Esri and its licensors © 2020.

Project Location
Figure 2  Project Site Location
Figure 3 Site Plan

Source: Precision Civil Engineering.
3. Existing Site Conditions

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

4. Consistency Analysis

CEQA Guidelines Section 15332(a)

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

Consistency with selected applicable City of San Joaquin Municipal Code (SJMC) requirements for the R1 zone is analyzed below and shown in Error! Reference source not found. Table 2.

Permitted Uses

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

Lot Area and Density

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

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

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

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

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

General Plan Consistency

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

Conclusion

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

CEQA Guidelines Section 15332(b)

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

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

CEQA Guidelines Section 15332(c)

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

The project site is located within the city limits and surrounded by residential and agricultural uses. According to the Biological Resources study conducted by Rincon Consultants on April 13, 2020 (Appendix A), the project site does not currently provide suitable habitat for any of the special status plant species to occur on the site due to high levels of disturbance, long-time development of areas surrounding the site, and the absence of native vegetation communities on the project site. As
discussed in Section 3, *Existing Site Conditions*, the project site is currently undeveloped, but has been used for agricultural purposes. Though two animal species are known to forage in habitat types with characteristics similar to the project site; northern harrier (Circus hudsonius; state species of special concern) and Swainson’s hawk (Buteo swainsoni; state threatened species), no rodent burrows were observed on the project site, indicating low prey base and poor-quality foraging habitat for predatory bird species. There is no suitable nesting habitat for Swainson’s hawk on the project site or in the immediate vicinity, and no known nests within 10 miles. No raptor nests were observed on utility poles or in palm trees near the site. Therefore, the project meets this criterion for the Class 32 CE.

**CEQA Guidelines Section 15332(d)**

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

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

**CEQA Guidelines Section 15332(e)**

*“The site can be adequately served by all required utilities and public services.”*

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

**CEQA Guidelines Section 15300.2(f)**

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

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

5. Summary

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

6. References


____. 2014. General Plan Land Use Element.
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Appendix A

Biological Resources Study
April 13, 2020
Project No: 18-06412

Ms. Elizabeth Nunez, City Manager
City of San Joaquin
21900 Colorado Avenue P.O. Box 758
San Joaquin, California 93660
Via email: elizabethn@cityofsanjoaquin.org

Subject: Biological Resources Technical Memorandum for the Tentative Tract Map 6307, San Joaquin, California

Dear Ms. Nunez:

Rincon Consultants, Inc. was retained by the City of San Joaquin to prepare a biological study in support of California Environmental Quality Act (CEQA) under a Class 32, Infill Exemption documentation for the Tentative Tract Map (TTM) 6307 property located at the northeast corner of Arizona Avenue and Main Street in San Joaquin, California. Per the CEQA Guidelines, the Class 32, Infill Exemption must meet the following condition in relation to biological resources: "The Project site has no value as habitat for endangered, rare or threatened species." Rincon evaluated the existing biological conditions of the site with the specific goal of determining whether the site provides any habitat value for endangered, rare or threatened species.

Project Location

The approximately 5-acre parcel is located at the northeast corner of Arizona Avenue and Main Street. The site is bordered by Main Street to the northwest, Arizona Avenue to the southwest, and newly planted orchards to the east.

Methods

Field Survey

Rincon biologist Alana Garza conducted a site reconnaissance survey of the project site on March 31, 2020 between the hours of 11:00 and 12:15 to evaluate existing site conditions, assess vegetation communities, and evaluate the potential for presence of special status species, including sensitive plant and wildlife species.

Literature and Desktop Review

Prior to the site survey, Rincon conducted record searches of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB, 9-quad search). The California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants and the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) were also accessed for this review to
obtain comprehensive information regarding state and federally listed species, as well as other special
status species and sensitive plant communities considered to have potential to occur or known to occur
within the San Joaquin, California USGS 7.5-minute topographic quadrangle and/or surrounding eight
quadrangles.

Existing Conditions

The project site is comprised almost exclusively of agricultural land. No jurisdictional waters or wetlands
are present within or surrounding the project site. A small area of nonnative annual grasses and forbs
dominated by mustard (Brassica nigra) and ripgut brome (Bromus diandrus) is present on the western
margin of the site. Walnut trees had recently been planted to the northeast, east and southeast of the
site. The trees are present in the northeast, east, and southeast portions of the site.

Land use surrounding the project site is suburban/residential to the south and west and agricultural to
the north, east and southeast. A fallow field and single-family residence are located across Main Street
to the north and northwest and multifamily residences are located across Arizona Avenue to the
southwest. Common landscaping vegetation is present in the residentially developed areas surrounding
the site, and includes ornamental trees, shrubs, and grasses.

Special Status Species

The review of the resource agency databases for known special status animal occurrences within the
nine USGS quadrangles containing and surrounding the project site identified 25 special status animal
species and 16 special status plant species known to occur in the region. The site was evaluated for its
potential to provide habitat value for these species. Of the species known to occur in the region, two
animal species are known to forage in habitat types with characteristics similar to the project site:
northern harrier (Circus hudsonius; state species of special concern) and Swainson’s hawk (Buteo
swainsoni; state threatened species).

The project site does not currently provide suitable habitat for any of the special status plant species to
occur on the site due to high levels of disturbance, long-time development of areas surrounding the site,
and the absence of native vegetation communities on the project site.

No rodent burrows were observed on the project site, indicating low prey base and poor-quality
foraging habitat for predatory bird species. There is no suitable nesting habitat for Swainson’s hawk on
the project site or in the immediate vicinity, and no known nests within 10 miles. No raptor nests were
observed on utility poles or in palm trees near the site.

Conclusions

The existing conditions of the site are highly disturbed and isolated as a result of surrounding residential
and agricultural development. The site lacks natural vegetation communities and suitable habitat for
special status species. The absence of a prey base precludes the site a valuable foraging habitat for
raptors. The site’s small size and developed surroundings reduce the potential for special status wildlife
to inhabit the site, and no special status species would be expected to occur on the site except
transiently during dispersal. As such, the project site provides no value for special status species.
Thank you for the opportunity to provide environmental support on this project service. Please contact us if you have questions, or if we can be of further assistance.

Sincerely,
Rincon Consultants, Inc.

Alana Garza
Associate Biologist

David Daitch, Ph.D.
Program Manager/Senior Biologist

Attachments
Attachment A References
Attachment B Figures
Attachment C Site Photographs
Attachment A  References


City of San Joaquin. 2014. San Joaquin General Plan Update and Sphere of Influence Expansion. Available at: https://www.cityofsanjaoin.org/generalplan.html


Figure 1  Regional Location
Figure 2  Project Location

Maps provided by Micosoft, Bing and its partners. © 2023.
Photograph 1. View from southern corner of site; photo facing northwest.

Photograph 2. View from northern corner of site; photo facing south.
Photograph 3. View from northern corner of site; photo facing south.

Photograph 4. View along Main Street showing utility poles at northwest edge of site; photo facing north.
RESOLUTION NO. 2020-16

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SAN JOAQUIN, CALIFORNIA, APPROVING
TENTATIVE TRACT MAP NO. 6307

WHEREAS, S. J. Development LLC ("Developer") submitted a tentative tract map to split a parcel into 23 parcels on two cul-de-sacs ("Project"); and

WHEREAS, on June 9, 2020 the Planning Commission of the City of San Joaquin conducted a duly noticed public hearing on the Project. At the hearing, all interested persons were given an opportunity to be heard.

WHEREAS, the Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this Project.

WHEREAS, at the close of the public hearing, the Planning Commission adopted a motion approving Tentative Tract Map No. 6307 as conditioned in the Staff Report.

WHEREAS, this Project is exempt from the California Environmental Quality Act ("CEQA"), under Article 19, Categorical Exemptions, Section 15332 In-Fill Development Projects.

NOW, THEREFORE, the Planning Commission of the City of San Joaquin finds, determines, and resolves as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct and are incorporated herein by reference.

2. The Planning Commission hereby approves Tentative Tract Map No. 6307 subject to conditions in the Staff Report, all of which are incorporated herein by this reference as Exhibits A and B.

3. The City Clerk shall certify the adoption of the Resolution.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of San Joaquin at a regular meeting thereof held on the 9th day of June, 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:
Exhibit B
Conditions of Approval for TTM No. 6307

Conditions of Approval:

The map contains conditions of approval. Per San Joaquin Municipal Code Section 153.006 (B)
Park and Recreational Facilities:
1. The subdivider shall pay to the city the sum of $200 for each dwelling unit to be constructed
in the subdivision.
2. Per San Joaquin Municipal Code Section 153.008 Survey Monuments Subdivider shall set
sufficient durable monuments to conform with the standards described in Cal. Business
and Professions Code § 8771 at the time of making the survey for the final map.
3. The subdivider shall ensure all provisions of San Joaquin Municipal Code Section 153.025
regarding requirements for a tentative map are met.
4. The Final Map shall substantially comply with all conditions above and as required by the
Subdivision Map Act and San Joaquin Municipal Code Section 153.041 Filing of Final
Map and Standard and Specifications as listed in Section 153.070 through 079.
5. The subdivider will pay all applicable fees as required by the City’s School Facilities
Dedication and Fee Ordinance (San Joaquin Municipal Code, § 16.24.010).

Engineering Conditions of Approval

General
6. All minimum conditions of subdivision approval in the Subdivision Ordinance are included
by reference.
7. The tract map shall comply with all provisions of the Subdivision Map Act.
8. Prior to approval of the Tentative Map, Applicant shall prepare and submit all required
California Environmental Quality Act studies as determined by the City Planner.
9. Prior to approval of the Final Map and recording thereof, Applicant shall:
   a. Construct all public improvements or provide the required surety for the
      construction thereof for acceptance by the City Council.
   b. All necessary dedications for rights of way and easements shall be provided to the
      City of San Joaquin, public utility companies, and other affected agencies.
10. Prior to approval of the Final Map, improvement plans for streets, utilities, drainage
facilities, survey monuments, grading, and erosion control shall be submitted for the City
Engineer’s approval.
11. Public improvements shall conform to the latest edition of the City of San Joaquin
Improvement Standards and any modifications thereto approved by the City Engineer in
place at the time of construction. Improvements shall conform to other City adopted
documents including the General Plan, Water Master Plan, Sewer Master Plan and Storm
Water Master Plan. The work shall comply with all applicable State, Federal, and local
laws and regulations.
12. A soils report prepared by a California registered geotechnical engineer shall be submitted
to the City Engineer as part of the improvement plans. The soils report shall include
recommendations for the structural sections for streets, parking lots, excavation,
compaction, clearing, and grubbing requirements.
13. Prior to approval of the improvement plans, Applicant shall prepare a Storm Water
Pollution Prevention Plan (SWPPP) for construction activities pursuant to the California
Water Resources Control Board Order No. 2009-0009-DWQ, NPDES No. CA000002. Prepare an Erosion Control Plan as part of the improvement plans for storm water and construction BMPs. Applicant shall provide a WDID number prior to approval of the improvement plans.

14. Prior to approval of the improvement plans, Applicant shall prepare a pre-project water balance calculation for storm water runoff pursuant to the California Water Resources Control Board Order No. 2012-0006-DWQ, NPDES No. CA000002 for compliance with Post-Construction Standards for non-MS4 Phase I and Phase II agencies.

15. Prior to approval of the improvement plans, Applicant shall prepare a Dust Control Plan (DCP) and file the Plan with the San Joaquin Valley Air Pollution Control District for approval of construction activities for the project if required.

16. Prior to the issuance of any grading and encroachment permits, Applicant shall pay the permit fee, plan check and inspection fees, and furnish improvement securities pursuant to the City’s improvement standards, municipal code, ordinances, and California Subdivision Map Act.

17. Prior to the issuance of a building permit, Applicant shall pay all development impact fees as specified and pursuant to the City’s municipal code, ordinances, and resolutions. The fee assessment shall include all applicable fees for Public Facilities, Police, Fire Protection, Streets, Water, Sewer, Storm Drainage, Railroad Crossings and Parks. Fees shall be paid at the time of the issuance of each permit.

18. The proposed parcels shall be annexed to the applicable assessment districts including, but not limited to, the Landscape and Lighting Maintenance District and Community Facilities District for the City of San Joaquin for all required and applicable assessments, or, at the City’s discretion, Applicant will agree to form a new district for these assessments.

19. Provide utility services to each lot including electric power, gas, telephone, and cable television. Construct all proposed utilities underground within the street rights of way or public utility easement.

20. Remove all utility poles along the street frontage of proposed subdivision and underground all overhead lines including electrical, communication, and cable tv.

21. Applicant to provide a landscape buffer between the street side and subdivision lots along Main Street.

22. Construct a split-face CMU block wall on Main Street to extend the length of the subdivision boundary to align with the existing block wall along the south side of Main Street at Arizona Street.

23. The existing and proposed rights of way and easements shown on the Tentative Map shall be preliminary until the Final Map is reviewed and approved by the City Engineer.

24. Applicant shall cause the easement vacation for the former cul-de-sacs and along Main Street as shown on the Tentative Map which said easements were established by the Deed of Easement recorded on March 13, 1998, Document Number 98034556 of the Fresno County Records.

25. Applicant shall coordinate and obtain all required approvals from any stakeholder agencies affected by the work.

Subdivision Public Improvements

Streets

26. Dedicate a 10-ft public utility/pedestrian easement for the south half of Main Street and construct street improvements pursuant to standards for a 100-ft Typical Street Section or
as approved by the City Engineer. Roadway pavement shall be widened to ultimate street width within the project frontage and transitioned to existing pavement as required. Curb, gutter, sidewalk, landscaping, street lighting and other required street frontage improvements shall extend the length of the subdivision boundary. Construct all required frontage improvements per City standards or as approved by the City Engineer.

27. Dedicate a 10-ft public utility/pedestrian easement for the east half of Arizona Avenue and construct street improvements pursuant to standards for a 60-ft Typical Street Section or as approved by the City Engineer. Roadway pavement shall be widened to ultimate street width within the project frontage and transitioned to existing pavement as required. Curb, gutter, and sidewalk and other required street frontage improvements shall extend the length of the subdivision boundary. Construct all required frontage improvements per City standards or as approved by the City Engineer.

28. Dedicate street right of way and public utility/pedestrian easement for all new subdivision streets and construct street improvements pursuant to standards for a 50-ft Typical Street Section or as approved by the City Engineer. Roadway improvements shall include, but not be limited to, pavement section, curb, gutter, sidewalk, curb ramps, driveways, cul-de-sacs, street lighting, landscaping, survey monuments, signage, and striping and shall conform to the City’s Improvement Standards.

29. Construct street cul-de-sacs to the dimensions and curve lines as required per the City of San Joaquin’s Improvement Standards.

**Water System**

30. Construct water mains, fire hydrants, blowoffs, sampling stations, and lateral connections as necessary to serve each lot.

31. Water services shall be sized to meet domestic and fire protection demands and shall include shutoff valves, corporation stops, and water meters. Subdivider shall incorporate water recirculation for residential sprinkler system at the water service or onsite plumbing as applicable.

32. Construct minimum 6-inch water mains on City streets and looped as needed to support the proposed subdivision and approved by the City Engineer. Pipe sizes greater than the minimum shall be determined from hydraulic calculations and/or modeling studies, consistent with the existing network grid, or as recommended from the Water Master Plan.

33. Construct and/or extend water mains on Main Street, Street A, and Street B.

34. Extend the existing 12-inch water main on Main Street the length of the subdivision boundary.

**Sewer System**

35. Construct sewer lines, lift stations, manholes, and lateral connections as necessary to serve each lot. Convey sanitary wastewater via a gravity flow system unless a lift station is required at points of connection due to topography restrictions.

36. Lateral connections shall include cleanouts and other required components per the City’s Improvement Standards.

37. Construct minimum 8-inch sewer mains on City streets unless approved otherwise by the City Engineer. Pipe sizes greater than the minimum shall be determined from hydraulic calculations and/or modeling studies, consistent with the existing network grid, or as recommended from the Sewer Master Plan.
38. Construct and/or extend sewer mains on Main Street, Street A, and Street B.
39. Extend the existing 8-inch sewer main on Main Street the length of the subdivision boundary.

**Storm Drainage**

40. Construct storm drain lines, manholes, drain inlets, catch basins, detention basins, outfalls, lift stations, and lateral connections as necessary to serve each lot.
41. Construct storm sewers on City streets as determined from hydraulic calculations and/or modeling studies, consistent with the existing network grid, or as recommended from the Storm Drain Master Plan.
42. All runoff from the proposed City streets shall be contained within the public rights of way or easements and conveyed to a storm drain basin agreeable to the City and Applicant. Applicant shall discharge storm runoff to the City basin on northeast corner of California and 5th Street via the existing City storm sewers. Provide calculations and complete earthwork excavation at the existing basin as required to accommodate the additional storm water volume from the project site or demonstrate that this facility has the adequate capacity to handle the existing flows plus project.
RESOLUTION NO. 2020-19

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JOAQUIN REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO TO CONSOLIDATE AND CANVASS THE ELECTION AND PERMIT THE COUNTY CLERK/REGISTRAR OF VOTERS OF FRESNO COUNTY TO RENDER SPECIFIED SERVICES TO THE CITY OF SAN JOAQUIN RELATING TO THE CONDUCT OF THE MUNICIPAL ELECTION TO BE HELD IN THE CITY OF SAN JOAQUIN, NOVEMBER 3, 2020, AND APPROPRIATING FUNDS TO PAY FOR SAID SERVICES

WHEREAS, the next Statewide General Election will take place on November 3, 2020; and

WHEREAS, the City of San Joaquin, will hold a Regular Municipal Election on Tuesday, November 3, 2020, for the election of City Council, each for a 4 years term; and

WHEREAS, it is the desire of the City Council of the City of San Joaquin to adopt a Resolution requesting the Board of Supervisors of the County of Fresno to consolidate said election with the Statewide General Election pursuant to Part 3 of Division 10 of the Elections Code of the State of California (commencing with Section 10400) to be held on the same date and that, within the City of San Joaquin, the precincts, vote center locations, ballot drop box locations, and election officers of the two (2) elections be the same; the County Clerk/Registrar of Voters canvass the returns of the Regular Municipal Election; and the election be held in all respects as if there were only one (1) election; and

WHEREAS, it is the desire of the City Council of the City of San Joaquin to adopt a Resolution requesting the Board of Supervisors of the County of Fresno to render specified services to the City of San Joaquin relating to the conduct of a Municipal Election pursuant to Section 10002 of the Elections Code of the State of California; and

WHEREAS, Section 10002 of the Elections Code of the State of California requires the City of San Joaquin to reimburse the County of Fresno in full for the services performed upon presentation of a bill to the City of San Joaquin.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN JOAQUIN as follows:

SECTION 1. Pursuant to the requirements of Section 10403 of the Elections Code of the State of California, the Board of Supervisors of the County of Fresno is hereby requested to consent and agree to the consolidation of the Regular Municipal Election and the Statewide General Election on November 3, 2020, for the purpose of the election of members of the City Council to represent the City of San Joaquin Districts, each for a 4 years term.

SECTION 2. The County Clerk/Registrar of Voters of the County of Fresno is authorized to canvass the returns of the Regular Municipal Election. The election shall be held in all respects as if there were only one (1) election, and only (1) form of ballot shall be used. In accordance with the provisions of Section 10403 of the Elections Code of the State of California, the City Council of the City of San Joaquin acknowledges that the consolidated election will be held and conducted in accordance with the provisions of law regulating the Statewide General Election pursuant to Section 10418 of the Elections Code of the State of California.

SECTION 3. The Board of Supervisors of the County of Fresno is requested to direct the County Clerk/Registrar of Voters to take any and all steps necessary for and related to the holding of the consolidated election in a manner consistent with law, including, without limitation: the provision of all
election materials and equipment; publication of notices; the hiring, training and supervision of election officers and other election personnel; the printing and distribution of ballot materials; the translation of ballot materials; the collection of submitted ballots; the tallying and canvassing of votes; and the certification of election results.

SECTION 4. A sum be appropriated and set aside from the General Funds of the City of San Joaquin to reimburse the County of Fresno in full for the services to be performed as herein requested and that said sum be paid to the County of Fresno upon demand and presentation of a bill to the City of San Joaquin.

SECTION 5. The offices to be filled which shall appear on the November 3, 2020 ballot are as follows:

- Councilmember 4-year term to expire 11/30/2024
- Councilmember 4-year term to expire 11/20/2024
- Councilmember 4-year term to expire 11/30/2024

SECTION 6. The Fresno County Clerk/Elections Official shall conduct a city-wide election for the three Councilmember offices.

SECTION 7. The candidate shall, if he/she elects to submit a statement to be included with the sample ballot and sent to the registered voters, pay all costs associated with said election statement.

SECTION 8. If there is the same or an insufficient number of nominees, the City Council of the City of San Joaquin hereby elects to fill the office by appointment.

The foregoing resolution was approved and adopted by the City Council of the City of San Joaquin at a special meeting of the City Council held on 9th day of June 2020, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:  

ATTEST:

Amarpreet Dhaliwal, Mayor  
Lupe Estrada, City Clerk