CITY OF SAN JOAQUIN

FINAL PROGRAM EIR

General Plan Update and Sphere of Influence Expansion

SCH No. 2013091069

Lead Agency

The City of San Joaquin
21900 Colorado
PO Box 758
San Joaquin, CA 93660

Prepared by

Land Use Associates
286 W. Cromwell
Fresno, CA 93711

June 2014

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1. INTRODUCTION

This Final Program Environmental Impact Report (FEIR) contains responses to the comments received during the public review period on the Draft Program Environmental Impact Report (DEIR) for the San Joaquin General Plan Update and Sphere of Influence Expansion. The comment period for the DEIR extended from February 28, 2014 to April 14, 2014. The Project has been evaluated as a Program EIR, as defined in Section 15161 of the CEQA Guidelines. The Program EIR analyzes environmental effects of expected development in accordance with the updated General Plan over the next two decades and assumes a build out level of development associated with the proposed land use plan.

The FEIR has been prepared by the City of San Joaquin in accordance with the California Environmental Quality Act. In conjunction with the DEIR, this document constitutes the FEIR for the proposed project to be considered for certification by the San Joaquin City Council.

The Project consists of an update to the City of San Joaquin General Plan and expansion of the San Joaquin Sphere of Influence (SOI). The Project includes preparation of a land use plan for the existing City as well as the SOI expansion area to guide long-term development, including residential, commercial, industrial and public facility land uses. The San Joaquin General Plan Update will be considered for adoption by the San Joaquin City Council to include initiation of the proposed SOI expansion to the Fresno Local Agency Formation Commission (LAFCO). LAFCO is charged to review and approve any expansion of the SOI in a separate public hearing process.

Background. The City of San Joaquin is located in Fresno County approximately 32 miles southwest of Fresno, 22 miles east of Interstate 5, and 30 miles west of Highway 99. In 2010, San Joaquin's population was 4,001. The California Department of Finance estimated a population of 4,029 in the City as of January 1, 2013. Twenty-year projections for San Joaquin provided by the Fresno Council of Governments estimate a 1.8% average annual growth rate, achieving a 2030 population of 5,398 persons. The 2010 Census reports that San Joaquin's ethnic composition is approximately 97% Hispanic, 3% White non-Hispanic, and 0.3% Asian. The time frame or “planning horizon” for the General Plan is 20 years after adoption.

General Plan Update. The Update of the San Joaquin General Plan incorporates into the adopted General Plan the *San Joaquin 2040 Community Plan* (2040 Plan) prepared by the Cal Poly School of City and Regional Planning (June 2011); recommendations of the Valley Blueprint Integration Program; recommendations of the City of San Joaquin Mobility and Revitalization Plan; and recommendations of the City of San Joaquin Model Energy Efficient Plan for Rural Housing.

The General Plan consists of the following elements:

- Land use;
- Transportation and Circulation;
- Housing;
- Conservation;
- Open Space;
- Safety ;
- Noise;
- Economic;
- Public Facilities and Services;
- Community Design; and
- Health

The General Plan establishes four primary land use designations listed below and described in the Land Use Element:

Residential
Low Density Residential (LDR) 1.0 – 7.9 units/acre
Density Residential (MDR) 8.0 – 19.9 units/acre
High Density Residential (HDR) 20.0 – 30.0 units/acre
Commercial
Neighborhood Commercial (NC)
Community Commercial (CC)
Central Business District (CBD)
Industrial (I)
Public Facility (PF)

The General Plan intensifies residential land uses by introducing moderate increases in densities. Mixed-use with a residential component is allowed in all commercial land use categories. Infill is encouraged prior to annexing new territory to the City.

Sphere of Influence Expansion. An SOI is a boundary outside the City's jurisdiction that designates the probable future urban area within which annexations can take place; the SOI is generally considered a 20-year horizon. The Fresno LAFCO is given the authority and responsibility to determine spheres of influence for all local governmental agencies in Fresno County (Government Code Section 56425).

The Project includes a proposed expansion of the San Joaquin SOI summarized as follows:

- Approximately 112 acres south of the City would be removed from the existing SOI;
- Approximately 1,171 acres of new land would be added to the SOI for urban expansion purposes;
- Approximately 76 acres would be added to the SOI for the existing WWTP and future expansion.

This results in a net addition of 1,135 acres to the San Joaquin SOI. According to Fresno LAFCO, the existing San Joaquin SOI contains 962 acres. The proposed expansion would bring the total SOI to 2,097 acres.

Environmental Effects. Implementation of the General Plan would result in potentially significant effects to water supply (quality and increased consumption); demand for utilities and services (wastewater capacity, solid waste disposal, police and fire protection services, schools); increased traffic and circulation impacts; degradation of air quality; and loss of agricultural land.

2. LIST OF AGENCIES AND PERSONS COMMENTING

Please see Appendix A for copies of comment letters.

Letter A: State of California Governor's Office of Planning and Research, State Clearinghouse (Scott Morgan, Director)

Letter B: County of Fresno Department of Public Health, Environmental Health Division (Kevin Tsuda, Environmental Health Specialist II)

Letter C: Fresno Local Agency Formation Commission (David Fey, Executive Officer)

3. RESPONSE TO COMMENTS

Letter A: State of California Governor's Office of Planning and Research, State Clearinghouse (Scott Morgan, Director)

This letter acknowledges that the City has complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. There were no comments from State agencies.

Letter B: County of Fresno Department of Public Health, Environmental Health Division (Kevin Tsuda, Environmental Health Specialist II)

Mr. Tsuda states that the Environmental Health Division concurs with the probable environmental effects outlined in the DEIR. No response is required.

Letter C: Fresno Local Agency Formation Commission (David Fey, Executive Officer)

Mr. Fey states that Fresno LAFCO will be a "responsible agency" under CEQA when it considers annexation proposals and amendments to the City's sphere of influence. These responsibilities are noted on pages 1-11 and 1-12 of the DEIR. No response is required.

APPENDIX A

COMMENT LETTERS

Letter A

EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT

KEN ALEX
DIRECTOR

April 15, 2014

Bruce O'Neal
City of San Joaquin
286 W Cromwell Avenue
Fresno, CA 93711

Subject: General Plan Update and Sphere of Influence Expansion Project
SCH#: 2013091069

Dear Bruce O'Neal:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on April 14, 2014, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Letter B

County of Fresno

DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, DIRECTOR

April 8, 2014

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Bruce O'Neal, Consultant
Land Use Associates
286 W. Cromwell Avenue
Fresno, CA 93711

Dear Mr. O'Neal:

SUBJECT: Draft Program Environmental Impact Report for the City of San Joaquin General Plan Update and Sphere of Influence Expansion

Thank you for the opportunity to review the above project. The Fresno County Department of Public Health, Environmental Health Division concurs with the probable environmental effects outlined in the Draft Program Environmental Impact report (DEIR) and have no additional comments to offer at this time. However, we request to be included in the future routing of the Final Environmental Impact Report.

If I can be of further assistance, please contact me at (559) 600-3271.

Sincerely,

Kevin Tsuda

Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o, ou=Fresno County EH, email=ktsuda@co.fresno.ca.us, c=US
Date: 2014.04.08 13:24:42 -07'00'

Kevin Tsuda, R.E.H.S.
Environmental Health Specialist II
Environmental Health Division

kt

Letter C

LAFCO Fresno Local Agency Formation Commission

April 4, 2014

Mr. Bruce O'Neal, AICP
Land Use Associates
286 W. Cromwell
Fresno, CA 93711

Dear Mr. O'Neal,

Subject: Response to the Notice of Availability for San Joaquin Draft Program Environmental Impact Report

We have received the Notice of Availability for the Draft Program Environmental Impact Report (EIR) prepared for the City of San Joaquin's General Plan Amendment and Sphere of Influence Expansion.

LAFCo will serve as the "responsible agency" under CEQA when it considers annexation proposals and amendments to the City's sphere of influence (SOI). This is noted in pages 1-11 through 1-12.

Thank you for the opportunity to provide comments for the Draft EIR for the City of San Joaquin's General Plan update. Please forward to us a copy of the Final EIR for our library. If you have any questions, please contact me at (559) 600-0604.

Sincerely,

David E. Fey, AICP
Executive Officer

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Phone: (559) 600-0604 • Fax: (559) 495-0695 • E-mail: cfleming@co.fresno.ca.us