Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name: **Cordillera Commons**

Responsible Entity: City of San Joaquin

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: 23-HOME-16307

Preparer: Roy Hastings, MPPA – R.L. Hastings & Associates, LLC

Certifying Officer Name and Title: Elizabeth Cabrera, MBA – City Manager

Consultant (if applicable): R.L. Hastings & Associates, LLC
P.O. Box 552
Placerville, CA 95667
916.397.6795 / roy@rlhastings.com

Direct Comments to: Elizabeth Cabrera, MBA, City Manager
21900 Colorado Avenue
P.O. Box 758
San Joaquin, CA 93660
Phone: 559.693.4311 ext. 2180
Fax: 559.693.2193
elizabethc@cityofsanjoaquin.org

Developer: Housing Authority of Fresno County
1331 Fulton Street
Fresno, CA 93721
559.443.8477
twilliams@fresnohousing.org

Project Location: [See USGS map and aerials in 2 – Maps and Aerials folder]

W. Colorado Ave. & 5th Street., San Joaquin, Fresno County, CA
USGS San Joaquin Quad – T15S R16E, Section 23

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The proposed Cordillera Commons development is Phase I of a planned two-phase development and involves the new construction of the first 50 affordable units, and 1 manager's unit, of a planned 114 units.

There is no additional information on the conceptual-only 64-unit Phase II portion of the project or a timeline for its development, except that it will be planned for post-Phase I completion and once funding has been secured. The full site is being assessed in this Environmental Assessment (EA) but the ability to aggregate is limited due to the lack of definitive information on what is currently only conceptualized based on the site being of adequate size to accommodate a potential 64-unit Phase II.

Phase I ESA is composed of eight (8) two-story wood framed building with pitched roofs. Unit mix includes fourteen (14) one-bedroom units, sixteen (16) two-bedroom units, twelve (13) three-bedroom units, eight (8) four-bedroom units and one (1) three-bedroom manager unit. Buildings are arranged around a central community building with multiple points of ingress and egress. A total of 77 parking stalls are dispersed along the drive aisle and provide convenient access to all units. Residents of Cordillera Commons will have access to interior community spaces, outdoor play spaces for children, and picnic-relaxation areas. The community room at Cordillera Commons will accommodate services for families and children, community events, and property management-related functions. The property will provide on-site laundry facilities. Emphasis will be placed on efficient mechanical systems (HVAC, water heating) and efficient shell measures (light color stucco, metal roofing/single-ply TPO). The site will also utilize drought resistant landscaping. The project will comply with California Title 24 requirements for energy efficiency. Units will be equipped with heat pump space heating and have Energy Star appliances including refrigerators, ovens and ranges, and dishwashers. The project will also feature an extensive solar array that will significantly reduce the electricity usage of the project.

The project will include full-site landscaping, all necessary infrastructure replacement including, but not limited to curbing, gutters, sidewalks, street lighting and storm drains.

Construction equipment and materials staging will be onsite. Large capacity waste bins will be located onsite to collect construction material waste under contract with the local waste management service provider to pick up and dispose of all non-hazardous waste. Hazardous waste materials, if any, will be handled and disposed of following local, state and federal protocols using a licensed hazardous waste disposal company.

As there are no special site conditions requiring specialized equipment, standard construction equipment will be utilized including, but not limited to, skid-steer equipment, bulldozers, backhoes, graders, trenchers, roller soil compactors, lifts (both for workers and materials), water trucks, dump trucks, concrete trucks and various delivery trucks for material deliveries. There may be some cut and fill and minor leveling of the site with the average depth of ground to be approximately three (3) feet or less with the exception of main utilities which may be trenched up to eight (8) feet. A construction timeline has not been finalized yet.

Description of the Area

Fresno County

Fresno County is in the San Joaquin Valley, south of Stockon and north of Bakersfield. It is bordered on the west by the Coast Range and on the east by the Sierra Nevada.

Fresno County was home to the Yokuts and Mono Native Americans for hundreds of years. The county was formed in 1856 from parts of Mariposa, Merced, and Tulare counties. Named after the Spanish word for "ash tree", in recognition of the abundance of the shrubby local ash growing along the San Joaquin River. The primary industry in the county is agriculture. Fresno County is the center of a large agricultural area, known as the most agriculturally rich county in the United States. Fresno County's economy has been historically driven by agriculture due to its fertile soil and favorable climate. The late 19th and early 20th centuries saw the expansion of irrigation systems, such as the Enterprise Canal and the Kings River Canal, which transformed the county's landscape and allowed for the cultivation of a variety of crops and goods. Some of the major crops and goods it produces include grapes, pistachios, cotton, almonds, tomatoes, turkeys, cattle, milk, plums, oranges, peaches, and nectarines.

Throughout the 20th century, Fresno County continued to grow and diversify. The expansion of agricultural practices, combined with the development of industries such as food processing and manufacturing, contributed to the region's economic prosperity. Urban areas, including the city of Fresno, experienced significant growth, leading to increased demands for housing, infrastructure, and services. Fresno County's history is marked by its transformation from a region inhabited by indigenous peoples to a dynamic area with strong agricultural economy and diverse population.

The 2024 population estimate for Fresno County was 1,029,488 with 327,129 households – 181,402 owner occupied households and 145,727 renter households. The median household income is $65,272 with an average income of $95,702 and a per capita income of $30,475. In 2023, 11.3% of households earned less than $15,000 per year and 7.9% earned less than $25,000 per year.

City of San Joaquin

With a population of just under 4,000, San Joaquin is the smallest city in Fresno County. Surrounded by some of the richest and most fertile agricultural land in the Central Valley, San Joaquin is only thirty miles west of Fresno's urban center. The City is situated within easy travel distance between Los Angeles to the south and San Francisco to the north. Both cities are easily accessible via Interstate 5, a major California transportation artery. Another transportation option is Manning Avenue; a well-maintained local road that connects Fresno and Tulare counties. With off and on ramps from highway 99 and Interstate 5, Manning traverses state routes 33, 145 and highway 41.

Under the leadership and vision of San Joaquin's elected officials, professional staff and civic minded citizens, the community is growing. Plans are underway to expand its core landscape, offering opportunities that will undoubtedly make this rural town an icon for its residents and its commercial enterprises.

With easy accessibility, an aggressive approach to growth for commercial and residential elements, a wireless communication system, affordable housing, friendly small-town appeal, and a constantly beautified downtown, San Joaquin is poised for, and is taking advantage of, its prospects for a bright future—the city leaders truly envision that in San Joaquin "everything is possible."

The 2024 population estimate for the City of San Joaquin was 3,664 with 894 households – 355 owner occupied households and 539 renter households. The median household income is $55,411 with an average income of $70,607 and a per capita income of $17,355. In 2023, 16.1% of households earned less than $15,000 per year and 12% earned less than $25,000 per year.

Description of the Surrounding Neighborhood

Southeast: Single-family Residential and vacant land
Northeast: Singe-family Residential
Southwest: Commercial/Industrial
Northwest: Retention Basin (Opposite of planned Phase II site)

Construction and Design Description

Cordillera Commons, also referred to as the San Joaquin project, is an affordable housing development entitled for 114 multifamily units on a 6.87-acre site. The project will consist of nineteen (19) two-story Type VB structures with NFPA 13-R fire suppression systems and is planned to pursue GreenPoint Rated certification. Units will be equipped with energy-efficient appliances and constructed with sustainable design measures consistent with program requirements.

The residential program is expected to include one-, two-, three-, and four-bedroom apartments, with average sizes of approximately 600 square feet for one-bedroom units, 867 square feet for two-bedroom units, 1,204 square feet for three-bedroom units, and 1,312 square feet for four-bedroom units. These sizes are preliminary and subject to change to maintain project viability.

On-site amenities will include a community building containing a multi-purpose room, kitchen, storage, exercise space, manager's office, leasing office, and restrooms. Laundry facilities will be provided either within the community building or in standalone laundry buildings. Additional improvements include a 25,000-square-foot central park, landscaped courtyards, pedestrian walkways, surface parking pods, and on-street style parking.

The development is anticipated to be constructed in multiple phases, between two and four depending on financing, market conditions, and overall feasibility. The initial phase is expected to include approximately 51 apartment units, the community building, associated open space, and the first portion of site infrastructure. Subsequent phases will deliver the remaining residential units along with the balance of site improvements and infrastructure until full build-out of 114 units is achieved.

Currently Projected Permanent Sources of Project Funding:

1.	City of San Joaquin HOME Program Income	$ 875,456
2.	HOME – 23-HOME-16307	$12,200,000
3.	City of San Joaquin PLHA	$ 265,000
4.	HA Land Seller Financing	$ 458.000
5.	Deferred Developer Fee	$ 500,000
6.	Housing Relinquished Fund Corporation	$ 300,000
7.	General Partner Equity	$ 100
8.	Tax Credit Equity (Net Syndication)	$16,151,113
	TOTAL SOURCES	**$30,749,669**

Development Partners will include:

• Fresno County Housing Authority

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The primary purpose of the proposed project is to develop 50 units of affordable housing in an area with limited affordable housing. The Market Area has six affordable multifamily projects, which are 99.2 percent occupied, with wait lists; the overall vacancy rate is only 0.4 percent. The subject property will be an asset to the San Joaquin Market Area and the demand for affordable units. Given the overall capture rate of 6.0 percent, the proposed project will benefit the Market Area and not detract from other currently occupied multifamily housing projects.

In 2010 the Market Area had a total of 9,070 households; by 2023 the number increased by 9.4 percent to 9,919 households. The number of households in the Market Area is projected to increase slightly over the next five years.

Approximately, 37.6 percent (3,730 households) of the San Joaquin Market Areal households earn less than 50 percent of the CTCAC designated Fresno County Area Median Income ($82,500). In addition, 17.4 percent of the households are classified as Low Income (51 to 80 percent of AMI), resulting in 55.0 percent of the households in the San Joaquin Market Area earning less than 80 percent of the AMI for Fresno County.

According to the 2022 American Community Survey, 45.3 percent of the renter households were overpaying, 35 percent or more, for shelter in the City of San Joaquin. Of these households, those earning the least experienced the most rent burden. For example, of those renter households earning between $10,000 and $19,000, 65.8 percent were overpaying for shelter, while 4.7 percent of households earning over $50,000 were overpaying.

In the City of San Joaquin, the percentage of overcrowded units was 26.1 percent in 2022. Approximately 0.0 percent of the housing was built before 1940 and 0.0 percent of the units lacked complete plumbing facilities. In Fresno County, 10.6 percent of the housing units were overcrowded, and 5.4 percent were built before 1940.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The 6.87-acre property (Phase I and Phase II sites), is zoned R3 (Multi-Family Residential) with a General Plan Land Use Designation of Medium Density Residential. The site is located in the northwestern portion of the City, adjacent to a city flood basin, single-family homes, and commercial across Colorado Avenue. W Colorado Avenue is a main thoroughfare that traverses from Tranquility, CA to the north, to Highway 149 to the south.

The City's goal is to develop this infill area in the City to take advantage of existing City services (sewer, water, stormwater) and utilities provided by PG&E and limit further urban sprawl and the need for additional infrastructure investments in unincorporated areas of the County. It is possible that in the absence of this project, an alternative housing project may be proposed for the site at market rate excluding its use for affordable housing. And if developed at some future time it may be difficult to achieve based on ever increasing construction costs leaving the site vacant. Not funding development of this project will most likely result in this much-needed affordable housing not being built.

HUD Funding Information

Grant Number	HUD Program	Funding Amount
23-HOME-16307	HOME	$12,200,000
	HOME Program Income	$875,456
	Estimated Total	**$13,075,456**

Estimated Total HUD Funded Amount: $13,075,456 plus 20 years of LIPH RAD PBVs with a current estimated value of $1,535,840

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: **$30,749,669 plus 20 years of LIPH RAD PBVs with a current estimated value of $1,535,840**

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	***The project is not within an FAA-designated civilian airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ), therefore no disclosure is required.*** - Only those airports designated by the FAA as "commercial civil airports" which are part of the National Plan of Integrated Airports, are subject to HUD regulation 24 CFR 51D. - The nearest civilian airport to the project site is the Mendota Airport, located approximately 17.0 miles north of the project site, which has not been designated a primary or commercial civil airport by the FAA and is, therefore, not covered by 24 CFR Part 51 Subpart D. - The project site is not located within the vicinity of a private airstrip. - There are no military airfields within 15 miles of the project site; therefore, there are no CZ or APZ in the project area. The nearest military airport is Lemoore Naval Air Station located approximately 21 miles south of the project site. - The project is in compliance with 24 CFR Part 51 Subpart D and noticing is not required. **- See Attach A: Airport Hazards**
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	***There are no Coastal Barrier Resources in California*** **- See Attach B: Coastal Barrier Resources**

Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	***The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps or a FFRMS floodplain.*** - According to FIRM map 06019C2550H dated 2.18.09, the site is located in Zone X; an "Area of Minimal Flood Hazard." - The project is not located in the FFRMS Coastal or Riverine floodplain. - Flood insurance is not required. **- See Attach C: Floodplain Management**

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	***The project site is located in an area which is "Nonattainment" for 8-hour Ozone and PM-2.5.*** - Per the EPA Greenbook downloaded 4.18.25, Fresno County is nonattainment for 8-hour Ozone (2008, 2015) and PM-2.5 (1997, 2006, 2012). - *Verified by EPA Greenbook "Currently Designated Nonattainment Areas for all Criteria Pollutants at* https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA - A NEPA Conformity Analysis, dated June 2025, concluded that: "maximum annual emissions are much less than their associated de minimis thresholds. Thus, a formal SIP consistency analysis for this project is not required." - "There are no comparable EPA de minimis thresholds for GHG emissions. CalEEMod estimates GHG emissions from project construction in 2026 and during its first full year of operation in 2027 would be 330 metric tons and 491 metric tons, respectively. The US Department of Housing and Urban Development (HUD) guidance Reducing Greenhouse Gas Emissions does not include quantitative thresholds for judging the acceptability of GHG emissions from its new housing programs, but instead makes the following design recommendations: • *Green building design in new construction;*

		• *Land use changes that allow for denser, transit-oriented housing development that reduces households' reliance on cars.* Most California Air Districts have moved away from quantitative thresholds for determining the significance of development project GHG emissions. According to the [San Joaquin Valley Air Pollution Control District] SJVAPCD *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* *Best Performance Standards (BPS) are defined as the most effective achieved-in-practice means of reducing or limiting GHG emissions from a GHG emissions source … For development projects, BPS focuses on measures that improve energy efficiency and those that reduce vehicle miles travelled. . . . Projects implementing Best Performance Standards [BPS] would not require quantification of project specific GHG emissions … such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.* Since the project will include the following BPS: • Only electrical appliances for cooking, water/space heating and air conditioning; • Compliance with California energy efficiency regulations with inclusion of electric vehicle charging stations; • Location at a site in the City of San Joaquin allowing easy access of the future residents to local mass transit with its regional transit linkages The project will have less than significant GHG impacts. **- See Attach D: Clean Air**
Coastal Zone Management Coastal Zone Management Act, sections 117(c) & (d)	Yes ☐ No ☒	***This project is not located in the coastal zone and therefore does not involve the placement, erection or removal of materials, nor increase the intensity of use in the coastal zone.*** - The project site is located approximately 90 miles east of the Coastal Zone per the California Coastal Commission, County of Monterey Coastal Zone map. **- See Attach E: Coastal Zone Management**

Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☐ No ☒	***The project involves new development for habitation and is not located within one mile of an NPL ("Superfund") site, within 2,000 feet of a Federal CERCLIS, SEMS or SEMS-archive site. The project does not contain existing structures.*** *Phase I ESA – 4.10.25* - A Phase I ESA prepared by Krazan & Associates (Krazan), dated April 10, 2025, reaching the following conclusion: > During the course of this assessment, Krazan identified no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs) or historical RECs (HRECs) in connection with the subject site as defined by ASTM E 1527-21. - In respect to a vapor encroachment condition (VEC), Krazan determined that: > Based on Krazan's research and review of State and local regulatory agency records and the EDR regulatory database report, no listings of concern related to potential vapor migration were determined to be associated with adjacent properties or properties located within the subject site vicinity. *Phase II Limited Soil Assessment – 7.2.26* - Krazan prepared a Phase II Limited Soil Assessment on the project site analyzing samples for Organochlorine pesticides (OCPs) and arsenic. All samples for OCPs tested as not detected (ND) above laboratory method detection limits. Arsenic tested above residential limits in two (2) samples, but both samples were below what the California Department of Toxic Substances Control (DTSC) considers natural background concentrations and, therefore, per Krazan, "would not appear to represent an environmental concern for the site." Krazan reached the following conclusion: > Based on the findings in the field and the laboratory analytical reports for the soil samples collected and analyzed from the subject site during this investigation, no evidence of a known significant impact (based on a comparison with established regulatory screening levels) was identified with respect to OCPs and arsenic in sampled soil.

		Prior Phase I ESAs - A prior Phase I ESA prepared by Krazan, dated July 11, 2023, stated that: > During the course of this assessment, Krazan identified no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs) or historical RECs (HRECs) in connection with the subject site as defined by ASTM E 1527-21. - In respect to vapor encroachment, Krazan stated that: > Based on Krazan's research and review of State and local regulatory agency records and the EDR regulatory database report, no listings of concern related to potential vapor migration were determined to be associated with adjacent properties or properties located within the subject site vicinity. - A prior Phase I ESA prepared by Krazan, dated August 25, 2020, stated that: > Krazan's findings of this Phase I ESA revealed no evidence of recognized environmental conditions (RECs), controlled RECs (CRECs) or historical RECs (HRECs) in connection with the subject site as defined by ASTM E 1527-13. *Radon* - The CDC National Environmental Public Health Tracking Network has the following data for Fresno County. The only data available for California is "Lab" data. A. Mean pre-mitigation levels in buildings over 10 years equaled 2.2 pCi/L B. Median pre-mitigation levels in buildings over 10 years equaled 1.5 pCi/L - The EPA considers levels above 4.0 pCi/L to be concerning. Based on the radon concentration information, it is unlikely that radon abatement activities would be required at the subject property. - The project is in compliance with this Factor. **- See Attach F: Contamination & Toxic Substances**

Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	***The project will not affect Federally listed or proposed threatened and endangered species, nor designated or proposed critical habitat.*** - A NEPA-Level Biological Resources Evaluation and Wetland Determination was prepared for the project by Marcus H. Bole & Associates (MHBA), dated July 13, 2025. The report concluded that: "The development of these parcels will not result in impacts to resident or migratory avian species, special status plant or wildlife species, or any associated protected habitat." *Condition of Approval* - Based on suitable ground nesting habitat within the subject property, there is a moderate potential for migratory bird species to nest onsite during the February 1 to August 31 time period. If construction activities are planned for the February 1 to August 31time period, a preconstruction nesting bird survey will be required. Should any active nests be discovered in or near the proposed construction zones, the project biologist will establish a suitable buffer with flagging or fencing, and the buffer will be maintained until the biologist has determined that the young have fledged. - The USFWS Critical Habitat Mapper indicates that there is no critical habitat on or near the project site. *Prior Study* - Live Oak Associates, Inc. (LOA) prepared a Biological Assessment Report for the project site, dated June 25, 2020. LOA made the following summary of site conditions and potential impacts: "At the time of the field investigation the project site consisted of a vacant lot supporting low growing herbaceous vegetation with a short paved access road. The lot showed signs of past discing and is assumed to be disced yearly for fire suppression purposes. The disturbed nature of the site and proximity to urban development has created habitat conditions that are unsuitable for most native wildlife and plants. No portion of the site met any of the technical criteria of a wetland, and waters subject to the jurisdiction of the U.S. Army Corps of Engineers are absent from the site. Critical habitat is also absent from the project site and surrounding lands. The project has the potential to result in construction-related mortality or disturbance of nesting birds that are protected under the California Migratory Bird Protection Act and California Fish and Game Code. This potential

<table>
<tr><td></td><td></td><td>impact would be considered significant under NEPA. Project construction outside the nesting season and avoidance of active nests identified during preconstruction surveys will reduce the magnitude of potential impacts to nesting birds to a less than significant level.

No other biological resources would be significantly affected by the project as defined by NEPA. The project would have no effect on all locally occurring special status plant species, have an insignificant or no effect on 23 locally occurring special status animal species, will not affect designated critical habitat, will not affect waters of the U.S., and will not affect federally listed species."

- See Attach G: Endangered Species</td></tr>
<tr><td>Explosive and Flammable Hazards

24 CFR Part 51 Subpart C</td><td>Yes ☐ No ☒</td><td>The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards.

- A search through the CalEPA database identified 3 sites with 4 Above Ground Storage Tanks (ASTs) within a 1-mile radius of the project site, all of which are located outside the Acceptable Separation Distance (ASD) for explosive and flammable hazards when using daily averages.

<table>
<tr><th>Site</th><th>Distance</th><th>Max Size</th><th>ASD</th></tr>
<tr><td>Suburban Propane</td><td>~1,165'</td><td>29,373-gal</td><td>1131'/240'</td></tr>
<tr><td>West Hills Oil</td><td>~1,200'</td><td>11,999-gal</td><td>779'/159'</td></tr>
<tr><td>West Hills Oil</td><td>~1,200'</td><td>10,000-gal</td><td>722'/146'</td></tr>
<tr><td>James Irrigation Dt</td><td>~1,492'</td><td>5,999-gal</td><td>583'/115'</td></tr>
<tr><td>James Irrigation Dt</td><td>~1,492'</td><td>2,599 cf</td><td>952'/198'</td></tr>
<tr><td></td><td></td><td></td><td></td></tr>
</table>

- All sizes confirmed by phone on 6.9.25 as CalEPA uses ranges versus actual sizes. Suburban Propane tank actual size in 29,373 gallons (CalEPA range of 12,000-59,999 gals) and has a daily average, per CalEPA, of 1,200 to 2,999 gallons.

- See Attach H: Explosive and Flammable Hazards</td></tr>
<tr><td>Farmlands Protection

Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</td><td>Yes ☐ No ☒</td><td>100% of the site is classified as "Prime farmland if irrigated and reclaimed of excess salts and sodium." The site does not contain "Prime Farmland," "Unique Farmland" or other "Farmland of Statewide or Local Importance" as identified by the USDA, NRCS. The project site is located in an area committed to urban uses and is, therefore, exempt.

- 100% of site soils are in Map unit Mk defined as "Prime farmland if irrigated and reclaimed of excess salts and sodium."</td></tr>
</table>

		- Verified through Web Soil Survey downloaded 4.18.25 from the USDA, NRCS website at https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm - The California Department of Conservation – California Important Farmland Finder classifies the site as "Urban and Built-up Land" **- See Attach I: Farmlands Protection**
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☒ No ☐	***The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps***. - According to FIRM map 06019C2550H dated 2.18.09, the site is located in Zone X; an "Area of Minimal Flood Hazard." - The project is also located in the FFRMS Coastal or Riverine floodplain. **- See Attach C: Floodplain Management**
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☐ No ☒	***The City of San Joaquin has made a Finding of "No historic properties affected." SHPO did not respond within 30 days of submission of the consultation packet to SHPO*** **- Attach J contains the following documentation:** SHPO consultation request letter and packet sent by the City to the SHPO on 7.28.25 included the following: - California Historical Resources Information System (CHRIS) Records Search dated 7.2.25. CHRIS noted that a previous survey completed in the project area was completed 30 years prior so recommended a new survey be conducted. - A Cultural Resource Study prepared by Historic Resource Associates, dated July 2025, which concluded that: "Following a pedestrian survey of the project footprint, walking 1 meter transects, no prehistoric or historical archaeological sites were identified within the project footprint. The probability of discovering subsurface archaeological sites is extremely low. No additional cultural resources study is recommended for the proposed project. In summary, no prehistoric or historical archaeological resources were identified during the implementation of this study and no further archaeological study is recommended for this proposed project." - Native American Heritage Commission (NAHC)

		response letter dated 4.17.25. The NAHC which stated that: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative." - Tribal consultation letters were sent to all tribes on the NAHC and HUD TDAT list by the City on 5.8.25. - The Santa Rosa Rancheria Tachi-Yokut Tribe responded on 5.21.25, "regarding the La Cordillera Commons affordable housing project. The Tribe has concerns regarding this project and is requesting the following: • The official letter from the Native American Heritage Commission stating that the SLF search was negative. • That an archaeological record search be conducted through the CHRIS Center and to have the results shared with us. • That an archaeological survey be conducted and to have the results shared with us. • That the Tribe has the ability to review and comment on the Cultural Resources Study prior to its publication. • To have an archaeological monitor on site for all ground disturbing activities related to the project. • To have a tribal monitor on site for all ground disturbing activities related to the project. • To be retained to provide a Cultural Presentation for all staff and crew that will be working on this project prior to any work beginning. This also applies to any new staff and crew members that join the project prior to them beginning work on the project. • To have a Curation Agreement fully executed prior to the project beginning. The City responded on 5.27.25 providing the CHRIS report and noting that a site survey was being ordered. The Tribe has not responded to the City's email. - The Table Mountain Rancheria responded on 5.27.25 declining to consult at this time but requesting to be notified on the unlikely event that cultural resources are identified. - There are no National Register of Historic Places (NRHP) sites in the City of San Joaquin nor within one mile of the project site. *Prior Historic Survey Report* - J&R Environmental Services prepared an Historic Survey

		Report on the project site, dated August 5, 2020. J&R findings: "No surface manifestations of prehistoric or historic cultural resources were identified during the pedestrian survey, thus, the results were negative for cultural resources. No further cultural resources investigation is recommended for the proposed project unless project plans undergo such changes as to include areas not covered by this study." - The SHPO did not respond within 30 days; per 36 CFR Part 800.4(d)(1), lack of objection within 30 days means Federal agency has completed its Section 106 responsibilities. **See Attach J: Historic Preservation**
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	***The project involves the development of noise sensitive uses and is not located within 1,000' and line-of-sight of an arterial or greater roadway but is located with line-of-sight of, or within 3,000 feet of a railroad line.*** - The project site is located approximately 100' and within line-of-sight of the San Joaquin Valley Railroad Spur line. The line has one train with one engine and up to 9 rail cars once every other day in the mornings. The HUD DNL Calculator calculates a DNL of 50 dBA, well beneath the HUD standard of 65 dBA in the Acceptable range. - The project site is not located within 15 miles of a private, public or military airport. **See Attach K: Noise Abatement and Control**
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	***The project is not located on a Sole Source Aquifer or within an area designated by the EPA as being supported by a sole source aquifer. The nearest Sole Source Aquifer is the Fresno Aquifer located approximately 2.5 miles north of the project site.*** *- Verified by sole source aquifer map downloaded 6.9.25 from: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b* **- See Attach L: Sole Source Aquifers**
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	***The project does not involve new construction within a wetland(s) habitat.*** *- Verified by : Wetlands Map downloaded 7.1.25 from https://fws.gov/wetlands.* - Additionally, - A NEPA-Level Biological Resources Evaluation and Wetland Determination was prepared for the project by Marcus H. Bole & Associates (MHBA),

		dated July 13, 2025. The report concluded that: "Using the methodologies described in the 1987 Wetland Delineation Manual, Marcus H. Bole & Associates found no federal jurisdictional wetland habitats within the boundaries of the subject property." **- See Attachment M: Wetlands Protection**
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	***The project is not located within one mile of a listed section of a Wild and Scenic River nor within proximity to a National Rivers Inventory river.*** *- Verified by map downloaded 7.1.25 from https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm* **- See Attach N: Wild & Scenic Rivers**

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features, and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.
(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	**Conformance with Plans / Compatible Land Use and Zoning** - The subject is zoned Multi-Family Residential (R-3), by the city of San Joaquin. The purpose of the multi-family residential zoning districts is to provide for a range of multiple family residential densities that meet the goals of the San Joaquin Housing Element, do not conflict with surrounding residential uses, and do not over burden local streets and services. The purpose and location of the R-3 zoning district is based on the policies and objectives outlined in the San Joaquin General Plan and the Zoning Map. Development standards within the R-3 zone are summarized in the following chart. Min. Lot Coverage 60% Min. Density 10 to 20 units per acre Max. Building Height 35 ft. The project is consistent with the City's recently adopted 6th Cycle Housing Element. The project will assist the City in achieving identified Housing Element Programs to encourage development of low income housing and farmworker housing. **Scale and Urban Design** - The project site is currently vacant and located across 5th Street from multi-family residences of a similar size and density and Phase II of the project is proposed to be built on the opposite side.. The project will also be compliant with objectives, policies, and programs within the Community Design Element of the City General Plan, especially Policy CD 1.5.1:. The project is compatible in scale with the surrounding neighborhood.

		- Project design must comply with City design standards and must be approved by the City to ensure that the design is compatible with design standards and with the neighborhood. **- See Attach P: Land Development**
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	**Soil Suitability** - In accordance with California Public Resource Code (PRC) 2697 the City will require a geotechnical engineering report to be prepared and submitted as part of the review and permitting process and shall require that the recommendations presented in the report be incorporated into the project plans and specifications and implemented during construction and, furthermore, all applicable State and local building codes including City of San Joaquin requirements are required to be complied with. **Slope** - Per USDA NRCS, the site has a 1% slope – The site is relatively level and therefore slope is not an issue for development of the site. **Erosion** - An Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered engineer or qualified stormwater pollution prevention plan developer will be required by the City to be submitted as an integral part of the grading plan. - The City will require that standard BMP's be followed during construction to minimize construction related erosion from the site during construction activities. -Development of the proposed project will cover the entire site in hardscape, landscape and structures and will have little to no erosion potential. **Storm Water Runoff and Drainage** - The City of San Joaquin is exempt from MS4 permit requirements but the project will be required to prepare a pre-project water balance calculation per the city COAs for the project. - All projects within the City must comply with the current version of the NPDES construction permit and prepare a Storm Water Pollution Prevention Plan (SWPPP). **- See Attach P: Land Development**
Hazards and Nuisances including Site Safety and Noise	3	**Earthquake Faults and Earthquake Potential** - The project is not expected to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of geologic hazards including earthquakes, strong seismic ground shaking, seismic-related ground failure, or landslides with adherence to the applicable California

Building Code requirements, as required by the County.

- The site is not located within an Alquist-Priolo Earthquake Fault Zone. Any potential ground shaking will be mitigated by adhering to the California Building Code (CBC) or state-of-the-art seismic design perimeters of the Structural Engineers Association of California.

- The City requires a Geotechnical Report pursuant to PRC 2697 and will require the recommendations contained in the report be adhered to during design and construction of the Project. Prior to the issuance of building permits, the City will ensure that structures are designed and will be constructed in accordance with the most recent edition of the CBC, as recommended, during the building permit issuance process and construction site inspections.

Landslide Potential

- The site is relatively flat and, therefore, there is no landslide potential. There are no landslide maps for the area.

Liquefaction Potential

The project site is not in a liquefaction zone per California Department of Conservation, California Geological Survey regulatory maps.

Tsunami and Seiches Potential

The project site is not in a tsunami inundation area per California Department of Conservation, California Geological Survey regulatory maps – the project site is in an inland region.

- Seiches, the oscillation of large bodies of standing water such as bays or lakes that can occur in response to ground shaking, do not pose a hazard to the site as there are no standing bodies of water in close enough proximity to the project site to impact the site.

Noise

- The project will temporarily increase community noise levels during construction due to normal noises attributable to construction activities but this will be a short-term impact with no long-term noise increases.

- During construction, the City will require that standard BMPs be adhered to including allowable hours for use of equipment and other construction activities:

- The project will be required to comply with City Ordinance Chapter 97.04 Public Nuisances Described, Paragraphs (A)(18) and (B)(1).

- The City may require a limitation on hours and other restrictions be placed in all construction contracts along with the following items:

- Post a sign that is clearly visible to adjacent land uses that provides the phone number for the public to call to register complaints about construction-related noise problems.

- A slight rise in the ambient noise level is expected due to the project but no permanent significant increase in ambient noise level is anticipated due to the small (51-unit) size of the project. Increases are anticipated to be consistent with noise levels from surrounding residential land uses.

Air Quality

- The project is located in the San Joaquin Valley Air Pollution Control District (SJVAPCD) which serves Fresno and seven (7) other Valley Counties.

- EPA initially designated the District as Moderate nonattainment for the 2012 PM2.5 standard in 2015. The District submitted the 2016 PM2.5 Plan to address Moderate area requirements for the 2012 PM2.5 standard and to request to be reclassified to Serious nonattainment. EPA approved the Moderate Plan and reclassified the District to Serious nonattainment, effective December 2021.

The District adopted the Initial State Implementation Plan (SIP) Requirements for the 2012 Annual PM2.5 Standard on October 19, 2023, to fulfill the first portion of SIP elements required by the CAA for Serious PM2.5 nonattainment areas, including an updated emissions inventory, precursor demonstration, and the demonstration that BACM requirements continue to be satisfied in the Valley. Additionally, the District fulfilled Nonattainment New Source Review (NNSR) requirements through amendments to District Rule 2201 (New and Modified Stationary Source Review Rule) in April 2023.

The District adopted the 2024 Plan for the 2012 Annual PM2.5 Standard on June 20, 2024, to fulfill the remaining CAA requirements, including the final modeling analysis, attainment strategy and emission reduction commitments, reasonable further progress/quantitative milestones, and contingency measures. This Plan demonstrates expeditious attainment of the 2012 PM2.5 standard by 2030.

- During grading and construction the project must comply with the requirements of the SJVAPCD to reduce effects on sensitive receptors which will potentially be subject to increased pollutant concentrations, primarily from blowing dust associated with ground disturbances and construction equipment emissions. This will be mitigated by adherence to BMPs during construction.

Wildland Fires Potential

- The project will not expose people or structures to significant risk of loss or injury due to wildland fires. The project site is located in an area classified as a Local Responsibility Area (LRA) by Cal Fire with no Fire Hazard Severity Zone.

Verified by: Cal Fire FRAP FHSZ map.

Emergency Response & Access

The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project is required to comply with City codes and ordinances related to fire access

		and emergency access to ensure adequate emergency ingress and egress from the project site. **Hazardous Materials** - The project will not be impacted by any known hazardous materials sites nor will it create a significant hazard to the public or the environment due to hazardous materials other than the temporary use of hazardous materials such as gasoline and oil during the construction process and standard materials such as gasoline and oil products for use in on-site maintenance equipment and cleaning products for use on site. **Construction Site Safety** - Following general construction safety practices, the project site will be fenced during construction and will have signs posted limiting unauthorized access and the potential for injury. **- See Attachment F: Contamination & Toxics Substances and Attachment P: Land Development**

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	- The project will create temporary construction employment, some of which is likely to be drawn from the local employment base but will not affect long-term employment and income patterns in the area. - The project may create a small number of new permanent jobs to operate the project and some additional continuing contracting opportunities for local businesses that may also lead to some job creation, most likely for existing area residents, but the effect will be less than significant. - The City has a lower average and median income than that of Fresno County. Per the market study prepared for the project, 37.6% of city households are classified as Very Low Income (earning 50% or less of the area median income (AMI)) and 17.4% classified as Low Income (earning between 50% and 80% of AMI) resulting in 55% of households in the City earning less than the low-income threshold of 80% of AMI. Agriculture is by far the largest industry in the area employing approximately 30% of workers followed by the service sector at approximately 27.7% or workers.
Demographic Character Changes, Displacement	2	- At 51 units, the project is too small to instigate any demographic character changes in the community. Additionally, the project is designed to serve existing residents of the project area rather than to attract and bring in new residents. -The full project site is comprised of five vacant parcels with no structures or businesses. No businesses or persons will be displaced by the project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	***Educational Facilities*** - The project is within the Golden Plains Unified School District which serves all levels of students from kindergarten through high school in the City of San Joaquin. The project is proposed to serve existing residents of the area who are underhoused or overburdened with existing housing and, therefore, is not anticipated to have a significant effect on educational facilities even in the event that the project is populated by some new residents with children. - San Joaquin Elementary School serving K-8 students is located approximately 0.31 miles from the site. Tranquility High School serves all high school students in the City other than those attending Rio Del Rey Continuation High School. - School districts are authorized by State law (Government Code §65995-6) to levy a construction fee on new residential and commercial construction. The project is estimated to pay $177,985.92 in school impact fees. - Under California Government Code Sections 65995, 65996(a) and 65996(b), payment of these fees is deemed to be full and complete mitigation. Therefore, the impact of the project related to schools would be less-than-significant. ***Cultural Facilities*** - The proposed project may potentially result in an increase in demand on or for cultural facilities in the City of San Joaquin and the surrounding areas but, due to the relatively small project size and that the project is proposed to serve existing area residents, the increased demand is not expected to exceed the capacity of existing facilities. There are adequate cultural facilities in the City and surrounding areas to accommodate any potential increased usage generated by the project. - The San Joaquin Branch Library is located approximately 0.36 miles from the project site. The Leo Cantu Community Center is located near the downtown area. Which also shares space with the Peter Rusconi Park. The Leo Cantu Community Center also provides after schools youth activities, community dances, fitness programs and other activities and is also available to rent for most special occasions. The City also has a Veterans Memorial Hall, a Senior Center and Sports Complex. All facilities are easily accessible to all residents due to the small compact size of the town with most facilities easily within walking distance as the City is just over one mile in width at its widest point. Besides the city itself, there are several other communities within a reasonable distance with additional cultural facilities, including Kerman 15 miles to the northeast and Fresno which is approximately 24 miles to the northeast. **- See Attach Q: Community Facilities & Services**

Commercial Facilities	1	- The proposed project may be potentially beneficial to nearby businesses as a result of increased business due to the potential for a small increase in new permanent residents. Additionally, placing residents in more affordable housing provides more disposable income for spending on hard and soft goods. - The project is not expected to negatively impact businesses in the city by significantly reducing current demand for their services, the City of San Joaquin is a small community, just over one mile wide at its widest point, and project residents will be able to continue accessing commercial facilities in all areas of the city. - Due to the small size of the project (51 units), the small size of the city, and the fact that it is anticipated that the project primarily serve existing city residents rather than drawing in new residents, the net impact is expected to be low and not significant.
Health Care and Social Services	2	**Health Care** - The proposed project is not expected to significantly impact demand for health care in the area. Sufficient health care is available in the City of San Joaquin and surrounding communities to handle any potential increase in demand. The net impact on health care services is anticipated to be low and less than significant. - The San Joaquin Health Center is located within approximately 0.54 miles to the southeast of the subject site, and the Fresno Community Regional Medical Center is located approximately 24 miles to the northeast in the City of Fresno along with several other hospitals in both the Fresno and Clovis areas. United Health Centers of the San Joaquin Vallet operate an urgent care center approximately 15 miles north of the project site in the City of Mendota. **Social Services** - The proposed project is not expected to significantly increase demand for social services. This project is relatively small and is proposed to provide housing for existing City and area residents in need of affordable housing. - San Joaquin is a small city and has limited social services available but is within less than one hours drive to the greater Fresno/Clovis area with numerous social services and the city of Mendota approximately 15 miles to the north also has some social services. **- See Attach Q: Community Facilities & Services**
Solid Waste Disposal / Recycling	2	- Due to the small size of the project, the project is not anticipated to negatively impact solid waste disposal and recycling capacity. - San Joaquin Community Services District oversees citywide solid waste operation including curbside collection of garbage, recyclables, and organic waste and oversees permit compliance. Additionally, the Division oversees implementation of State of California solid waste and recycling regulations including SB 1383, AB 1826, and AB 341.

		- The City is served by Mid Valley Disposal on a fee basis and has sufficient capacity to serve the project. - The nearest landfill is the American Avenue Disposal Site located at 18950 W American Ave. in Kerman, approximately 6 miles northeast of the project site. **- See Attach Q: Community Facilities & Services**
Waste Water / Sanitary Sewers	2	- The City of San Joaquin will provide wastewater treatment for project-generated wastewater. The City's wastewater system provides wastewater treatment and disposal services. The project will not exceed wastewater treatment requirements nor result in the need for the construction of new facilities or the expansion of existing treatment facilities. As of 2021, the average day flow was calculated at .278730 MGD, which is not expected to have changed substantially since that time. - A sewer main is located on Colorado Blvd and several sewer manholes are located on the project site. - The City owns and operates a sewerage system including a wastewater treatment plant located southwest of the City. The plant provides primary and secondary treatment of wastewater. The plant is located 1.5 miles west of the City off of Manning Avenue, just east of the Fresno Slough. The plant contains 48.85 acres of disposal ponds and its design capacity of approximately 0.5 million gallons per day (mgd). Based on capacity and average day flow, the treatment plant has sufficient capacity to serve the project. - The project will be required to pay a wastewater treatment impact fee estimated at $132,498 plus other waste water and sewer related fees. **- See Attach Q: Community Facilities and Services**
Water Supply	2	- The City operates a municipal water system that will serve the project. The water system includes three active water wells and one inactive. Well No. 3 at the City Corporation Yard (built in 1968), Well No. 4 at Main and California Streets (built in 1978) is currently inactive, Well No. 5 at Cherry Lane (built in 2006)and a new Well No. 6 was recently completed with a design capacity of 1,800 GPM supply water through the water distribution lines. The City's Water Master Plan includes a total of six wells at build-out of the General Plan. The City has completed a water storage tank with design capacity of 750,000 gallons with three (3) 1,000 GPM booster pumps. - The project will be required to pay a water facilities impact fee estimated at $108,222 plus other water supply related fees. **- See Attach Q: Community Facilities & Services**

Public Safety - Police, Fire and Emergency Medical	2	**Public Safety – Police** - The proposed project is not expected to significantly increase demand for public safety services, including police protection services, due both to the small size of the project (50 units) and that the project is proposed to serve the current City of San Joaquin residents and/or workers, rather than attracting new residents into the area. - Law enforcement services for the City are provided by the Fresno County Sherriff's Office. The closest station to the site is the Area 1 substation located at 21925 W. Manning Avenue in San Joaquin. **Public Safety – Fire** - The proposed project is not anticipated to significantly increase demand for fire protection services. Compliance with all fire protection requirements of the County of Fresno, the Uniform Fire Code for fire safety and fire emergency response will avoid significant impacts. - The project will be served by the Fresno County Fire Protection District (FCFPD) which operates Fresno County Fire Station 95 located at 25101 Morton Street in Tranquility approximately 3.8 miles (5 minutes) north of the project site. - The project is required to comply with the Uniform Fire Code, all state, federal, Cal Fire, and FCFPD requirements. **Public Safety – Emergency Medical Services** - The proposed project is not expected to significantly increase demand for emergency medical services as the project is designed to serve the needs of current area residents. - The FCFPD responds to all emergency calls.. - The project is required to comply with city standards regarding roadways and related issues to ensure adequate access. **- See Attach Q: Community Facilities & Services**
Parks, Open Space and Recreation	2	- The proposed project may generate increase in demand on and for recreational opportunities and facilities. Due to the small size of the project and the proposed resident population, any increase in demand for recreational facilities and activities is not anticipated to result in a significant adverse impact. - The closest park to the proposed Project is the 11-acre San Joaquin Sports Park located approximately 0.3 miles east of the project site and the 0.6-acre Peter Rusconi Park located approximately 0.34 miles southeast of the site which also includes the Leo Cantu Community Center.

		- - The project will be required to pay a parks development impact fee estimated to be $141,933 **- See Attach Q: Community Facilities & Services**
Transportation and Accessibility	2	**Accessibility** - The project is required to and will meet all federal, state, and local regulations governing accessibility. - San Joaquin Transit provides bus service in the San Joaquin and Tranquility area with service to connections in Kerman 5 days a week with other areas included on Tuesdays and Thursdays and is closed on weekends and some holidays. Service is offered from 6:30am to 4:00pm. - Dial-a-Ride service is available daily with direct service to Kerman requiring a minimum of 24-hours advance notice. **Transportation** *Temporary Impacts* - There will be a temporary increase in traffic from contractors building the project; however, this impact is temporary in nature and does not constitute a permanent impact. *Permanent Impacts* - Due to the small size of the project (50 units) and its location, any increase in traffic generated by the project is not expected to have a significant effect on the level of service (LOS) of area roads or intersections, which are deemed adequate for serving the project. - The California Office of Planning and Research's *Technical Advisory on Transportation Impacts in CEQA* has determined that adding affordable housing to infill locations generally reduces VMT in a community. This reduction is due to an improved jobs-housing match which results in reduced commute distances, especially for low-wage workers. Accordingly, a reduction in VMT results in a more sustainable community overall. Therefore, given that the proposed project is for 100% affordable housing and is located on a vacant site, the conclusion that the project would not have a significant impact can be supported. - The project will pay an estimated $42,842 in Transportation Impact Fees plus other transportation and traffic related fees. **- See Attach R: Transportation**

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	***Unique Natural Features*** -The project site is flat and tilled periodically to contain weed growth. There are no unique natural features on the site. - *See Attach G: Endangered Species; USGS Map, Aerial Maps and Photos in Project Information* ***Water Resources*** - The project will not utilize on-site wells. The project will receive public water through the City of San Joaquin (See Water Supply element above). - See Soil Suitability / Slope / Erosion / Drainage / Storm Water Runoff element above for information on the issue of Storm water runoff. **- See Attach Q: Community Facilities & Services**
Vegetation, Wildlife	2	**Vegetation** - Per the NEPA-Level Biological Resources Evaluation and Wetland Determination prepared by Marcus H. Bole & Associates (MHBA), dated July 13, 2025, "The subject property is characterized by ruderal, non-native grasses and forbs. Photos of the site vegetative characteristics are presented in Appendix A. Ruderal areas are those that have experienced significant soil disturbances. The disced soils contained low growing herbaceous weedy vegetation consisting of wild oats (Avena fatua), thistles (Cirsium vulgare), yellow star thistle (Centaurea solstitialis), ripgut brome (Bromus diandrus), barnyard barley (Hordeum murinum), field bindweed (Convolvulus arvensis) and cheeseweed (Malva parviflora). Trees and shrubs are absent from the subject property. project implementation will not result in impacts to resident or migratory wildlife, special status plant or wildlife species, or any associated protected habitat. No further biological or botanical studies are recommended at this time." **Wildlife** - Per the NEPA-Level Biological Resources Evaluation and Wetland Determination prepared by Marcus H. Bole & Associates (MHBA), dated July 13, 2025, noted that "Reptiles are expected to be scarce due the lack of cover in the form of small burrows. Avian species associated with adjacent land uses are generally opportunistic foragers; however, there is no tree nesting habitat on the subject property. Avian species observed on or near the subject property included the mourning dove (Zenaida macroura), Eurasian collared-dove (Steptopelia decaocto), northern mocking bird (Mimus polyglottos), barn swallow (Hirundo rustica) and house sparrow (Passer domesticus)." - For a discussion of Migratory Birds see the Endangered Species factor above.

		- See Attach G: Endangered Species for additional information on vegetation and wildlife on the site or in the area
Energy Efficiency	2	- The project will comply with California Title 24 requirements for energy efficiency. Units will be equipped with heat pump space heating and have Energy Star appliances including refrigerators, ovens and ranges, and dishwashers. The project will also feature an extensive solar array that will significantly reduce the electricity usage of the project.

Additional Studies Performed:

- NEPA Environmental Assessment – Krazan & Associates, Inc. dated August 28, 2020
- No other studies were performed for preparation of this NEPA other than those referenced in specific factors and listed below.

Field Inspection (Date and completed by)**:**

Field Inspections were done by the preparers of reports used in this NEPA including (see dates under Factors):

- Live Oak Associates, Inc. – 6.12.20
- Marcus H. Bole & Associates – 6.24.25
- J&R Environmental Studies – 6.28.20
- Historic Resource Associates – 6.10.25
- Krazan & Associates – 4.2.25, 7.6.23, 7.22.20, 1.20.26

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]**:**

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6

Airport Hazards
- NEPAssist
- 24 CFR Part 51 Subpart D
- California State Geoportal Military Airport Map
- Google Earth

Coastal Barrier Resources
- Coastal Barrier Resource System Mapper @https://www.fws.gov/cbra/maps/Mapper.html

Flood Insurance
- FIRM map 06019C2550H dated 2.18.09

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

Clean Air
- EPA Greenbook "Currently Designated Nonattaiment Areas for all Criteria Pollutants at *https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA*
- Geoff Hornek – NEPA Conformity Analysis, dated June 2025

Coastal Zone Management
- California Coastal Zone Map downloaded from *https://www.coastal.ca.gov/maps/czb/*
- Google Earth

Contamination and Toxic Substances
- Krazan & Associates, Inc. – Phase II Limited Soil Assessment, July 2, 2026
- Krazan & Associates, Inc. – Phase I ESA, April 2, 2025
- Krazan & Associates, Inc. – Phase I ESA, July 11, 2023
- Krazan & Associates, Inc. – Phase I ESA, August 20, 2020
- CDC National Environmental Health Tracking Network - Radon

Endangered Species
- Marcus H. Bole & Associates – Biological Resources Evaluation and Wetland Determination, July 13, 2025
- Live Oak Associates, Inc. – Biological Assessment, dated June 25, 2020
- USFWSS – Critical Habitat for Threatened & Endangered Species
  @*https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77*

Explosive and Flammable Hazards
- CalEPA Database: *https://siteportal.calepa.ca.gov/nsite/map/help*
- HUD Acceptable Separation Distance Calculator https:/www.hudexchange.info/ environmental- review/asd-calculator
- Google Earth

Farmlands Protection
- USDA, NRCS website at *https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm*
- CA Department of Conservation Important Farmland Finder: *https://maps.conservation.ca.gov/DLRP/CIFF/*

Floodplain Management
- FIRM map 06019C2550H dated 2.18.09
- FFRMS Freeboard Value Report dated April 18, 2025

Historic Preservation
- Ms. Julianne Polanco, State Historic Preservation Officer
- California Historical Information System report, dated 7.2.25
- Historic Resource Associates – Cultural Resource Study, dated July 2025
- Native American Heritage Commission response, dated 4.17.25
- Tribal Directory Assessment Information – Contact Information for Tribes of Fresno County, CA
- Consultation letters sent to Tribes
- Table Mountain Rancheria consultation response
- Santa Rosa Rancheria Tachi-Yokut Tribe consultation response
- National Register of Historic Places (NRHP) Records Search
- The USGS, San Joaquin Quadrangle 7.5-Minute series topographic map
- Google Aerial Photos

Noise Abatement and Control
- HUD NAG Tool
- NEPAssist
- Cal Trans California Road System – Functional Classification
- Department of Transportation, Federal Railroad Administration – Highway-Rail Crossing Accident/Incident Reports
- Department of Transportation, Federal Railroad Administration – U.S. DOT Crossing Inventory Forms
- National Transportation Noise Map – Railroad
- San Joaquin Valley Railroad website
- California State Geoportal – RR Database
- Google Earth

Sole Source Aquifers
- EPA Region 9 Sole Source Aquifers Map downloaded from
  https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b

Wetlands Protection
- Wetlands Map downloaded from *https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/*
- Marcus H. Bole & Associates – Biological Resources Evaluation and Wetland Determination, July 13, 2025

Wild and Scenic Rivers
- Wild and Scenic Rivers and National Rivers Inventory map downloaded from *https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm*

Environmental Assessment Factors

- City of San Joaquin website
- City of San Joaquin Ordinances
- City of San Joaquin Zoning Map
- City of San Joaquin – Parks and Recreation website
- City of San Joaquin City Ordinance Section 97.04 – Public Nuisance
- USDA, NRCS website at *https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm*
- CGS Information Warehouse: Regulatory Maps
- California Earthquake Authority
- CalFire FHSZ Safety Maps
- Krazan & Associates, Inc. – Phase I ESA, April 2, 2025
- Krazan & Associates, Inc. – Phase I ESA, July 11, 2023
- Krazan & Associates, Inc. – Phase I ESA, August 20, 2020
- Mid Valley Disposal website
- Golden Plains Unified School District website
- San Joaquin Transit website
- Fresno County Sheriff's Department website
- Fresno County Fire Protection District website
- Marcus H. Bole & Associates – Biological Resources Evaluation and Wetland Determination, July 13, 2025
- USGS San Joaquin Quadrangle
- Google Earth
- Google Maps

List of Permits Obtained:

No permits have been obtained at this time. Standard construction permits will be required.

Public Outreach [24 CFR 50.23 & 58.43]**:**

- The Housing Authority of Fresno County (HAFC) has initiated public outreach through presentations to the San Joaquin City Council as part of securing project entitlements. HAFC is committed to continued engagement with the community at key project milestones, consistent with City of San Joaquin policies, requirements of funding sources, and the broader public interest.

- To ensure inclusive participation, HAFC will provide advance public notice of meetings and events, with translation services, childcare, and informational resources available as needed. These efforts are designed to promote transparency, encourage community involvement, and address the needs of residents throughout the development process.

Cumulative Impact Analysis [24 CFR 58.32]**:**

No Factors in this Environmental Assessment were found to be significant on a stand-alone basis; and per discussions with the City of San Joaquin, there are no other activities functionally or geographically related to this project and, therefore, requiring aggregation with this action – i.e., there are no other activities that are

similar, connected and closely related, or that are dependent upon other activities and actions, and, therefore would need to be aggregated and evaluated with this activity (See 40 CFR 1508.25(a)); and; there are no cumulative impacts when considering all factors as a whole that would result in the Finding being other than **No Significant Impact.**

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

The following Alternatives were considered for their environmental impacts and how well it met the project's objectives with the intent of identifying the environmentally superior alternative.

Alternative #1 – Locate project on an alternative site in another area of the County served by the Housing Authority (HA).

Alternative #2 – No Project Alternative

The two alternatives to the project above were considered including focusing the project on another site in another area of the County served by the HA (Alternative #1) and the "No Project" alternative (Alternative #2). The site is currently a vacant undeveloped property that has been owned by the HA for several years. As the site is already owned by the HA, the project developer, the HA did not consider other sites within the City of San Joaquin. Since improvement providing availability of a new affordable residential facility in this neighborhood is consistent with the community development goals presented in the City of San Joaquin 2040 General Plan, the proposed project was chosen as the preferred alternative.

No Action Alternative [24 CFR 58.40(e)]:

With the No Action Alternative, the project would not be built and any positive or negative environmental effects would not occur. The City of San Joaquin, as the Responsible Entity, must balance any potentially negative environmental effects of building the project with the potential benefits of the project being built. This EA identified few negative environmental impacts and none that cannot be mitigated to an acceptable level.

There are few benefits to be obtained by not developing the site as proposed. The project will increase the much-needed supply of housing for developmentally disabled, those at risk of homelessness and low-income Persons living in the project area which has existing public infrastructure and without significantly impacting existing public services. Not developing this particular project will delay the development of much needed affordable housing in the community.

Summary of Findings and Conclusions:

The City of San Joaquin finds that the project, with the mitigations stated below, will have no significant effect on the quality of the human environment. In several areas, implementation of City and other agency required measures during construction, along with other conditions required for City approval of the project, will not only result in the project having no significant impact on the quality of the human environment but will have a beneficial impact in several areas such as improving the availability of affordable housing and reducing overcrowding and excessive housing cost burdens among lower-income households in the area.

The project will benefit qualified City of San Joaquin and area residents in need this type of affordable rental housing by providing high-quality affordable housing in a desirable area with access to employment opportunities, public transportation and all standard community services.

The following Factors require mitigation or conditions of approval (COA):

Endangered Species – COA – If construction activities are planned for the February 1 to August 31time period, a preconstruction nesting bird survey will be required. Should any active nests be discovered in or near the proposed construction zones, the project biologist will establish a suitable buffer with flagging or fencing, and the buffer will be maintained until the biologist has determined that the young have fledged.

Noise Abatement and Control – COA – During construction the project must comply with City of San Joaquin City Ordinance Section 97.04 – Public Nuisance

Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff – A Geotechnical Soils Report is required as a Condition of Approval for the project to be submitted with plans.

Hazards and Nuisances including Site Safety and Noise –

COA - Noise – During construction, the City will require that standard BMPs be adhered to including allowable hours for use of equipment and other construction activities and the project will be required to comply with City Ordinance Chapter 97.04 Public Nuisances Described, Paragraphs (A)(18) and (B)(1).

COA - Air Quality – During grading and construction the project must comply with the requirements of the SJVAPCD to reduce effects on sensitive receptors which will potentially be subject to increased pollutant concentrations, primarily from blowing dust associated with ground disturbances and construction equipment emissions. This will be mitigated by adherence to BMPs during construction.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measures and Conditions of Approval
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	*Condition of Approval* *Based on suitable ground nesting habitat within the subject property, there is a moderate potential for migratory bird species to nest onsite during the February 1 to August 31 time period. If construction activities are planned for the February 1 to August 31 time period, a preconstruction nesting bird survey will be required. Should any active nests be discovered in or near the proposed construction zones, the project biologist will establish a suitable buffer with flagging or fencing, and the buffer will be maintained until the biologist has determined that the young have fledged.*
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	*If human remains of Native American origin are discovered during ground-disturbing activities, project applicant(s) shall comply with state laws relating to the dispositions of Native American burials, which falls within the jurisdiction of the California Native American Heritage Commission (NAHC) (Public Resources Code, Section 5097.98). If human remains are discovered or recognized in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the planning area or any nearby area reasonably suspected to overlie adjacent human remains until:* • *The Fresno County Sheriff-Coroner has been informed and has determined that no investigation of the cease of death is required, and* • *If the remains are of Native American origin,* • *The descendants from the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave good as provided in the Public Resources Code, Section 5097.98, or The California NAHC was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the NAHC.*

Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	*Condition of Approval* *A Geotechnical Soils Report is required as a Condition of Approval for the project to be submitted with plans.*
Hazards and Nuisances including Site Safety and ***Noise***	*Conditions of Approval* *Noise* *- During construction, the City will require that standard BMPs be adhered to including allowable hours for use of equipment and other construction activities:* *- The project will be required to comply with City Ordinance Chapter 97.04 Public Nuisances Described, Paragraphs (A)(18) and (B)(1).* *- The City may require a limitation on hours and other restrictions be placed in all construction contracts along with the following items:* *- Post a sign that is clearly visible to adjacent land uses that provides the phone number for the public to call to register complaints about construction-related noise problems.* *Air Quality* *- During grading and construction the project must comply with the requirements of the SJVAPCD to reduce effects on sensitive receptors which will potentially be subject to increased pollutant concentrations, primarily from blowing dust associated with ground disturbances and construction equipment emissions. This will be mitigated by adherence to BMPs during construction.*

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: Roy Hastings Date: 10.31.26

Name/Title/Organization: Roy Hastings / Owner / R.L. Hastings & Associates, LLC

Certifying Officer Signature: Date: 11/02/2026

Name/Title: Elizabeth Cabrera, City Manager

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).