

Environmental Assessment No. A-13-009/R-13-016/TM-  
6067, finding of a Mitigated Negative Declaration dated  
October 17, 2014

**CITY OF FRESNO**  
**MITIGATED NEGATIVE DECLARATION**

Notice of Intent was filed with:

FRESNO COUNTY CLERK  
2221 Kern Street  
Fresno, California 93721

on

**October 17, 2014**

The full Initial Study and the Master Environmental Impact Report No. 10130 are on file in the Development and Resource Management Department, Fresno City Hall, 3rd Floor 2600 Fresno Street Fresno, California 93721 (559) 621-8277

ENVIRONMENTAL  
ASSESSMENT  
NUMBER:

A-13-009/R-13-016/  
TM-6067

**APPLICANT:**

Dirk Poeschel  
Dirk Poeschel Land Development Services,  
Inc.  
923 Van Ness Avenue, Suite No. 200  
Fresno, CA 93721

**PROJECT LOCATION:**

24.71 acres of property located at 3450 North Locan Avenue on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue within the City's Sphere of Influence.

36°47'9.51" N Latitude, - 119°39'18.1254" W Longitude

Assessor's Parcel Number: 319-270-09, 10, 11, and 12

Eggers Colony, Township 13 S, Range 21 E, Section 23

**PROJECT DESCRIPTION:**

Dirk Poeschel, of Dirk Poeschel Land Development Services, Inc., on behalf of John Bonadelle, has filed Plan Amendment Application No. A-13-009, Rezone Application No. R-13-016, and Vesting Tentative Tract No. 6067 pertaining to ± 24.71 acres of property located on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue within the City's Sphere of Influence.

Plan Amendment Application No. A-13-009 proposes to amend the land use from the agricultural designation in the County of Fresno to the medium low density residential planned land use designation in the City of Fresno.

Rezone Application No. R-13-016 proposes to pre-zone the subject property from AE-20 (*Exclusive Twenty-Acre Agricultural, Fresno County*) to R-1/cz (*Single Family Residential/conditions of zoning, Fresno City*) zone district.

Vesting Tentative Tract Map No. 6067 proposes to subdivide the subject property into a 98-lot single family residential subdivision and installation of related public facilities and infrastructure consistent with the medium low density residential (2.19 – 6.0 dwelling unit/acre) planned land use designation. The proposed project also involves an annexation into the City of Fresno.

The City of Fresno has conducted an initial study and proposes to adopt a Mitigated Negative Declaration for the above-described project. Preparation of the environmental assessment necessitated a thorough review of the proposed project and relevant environmental issues and considered previously prepared environmental and technical studies pertinent to the boundaries of the Roosevelt Community Plan area, including the Master Environmental Impact Report (MEIR) No. 10130 for the 2025 Fresno General Plan (SCH#2001071097) and Mitigated Negative Declaration (MND) No. A-09-02 (SCH#2009051016), as appropriate to the project site.

These environmental and technical studies have examined projected sewage generation rates of planned urban uses, the capacity of existing sanitary sewer collection and treatment facilities, and optimum alternatives for increasing capacities; groundwater aquifer resource conditions; water supply production and distribution system capacities; traffic carrying capacity of the planned major street system; and, student generation projections and school facility site location identification.

The proposed amendment of the adopted 2025 Fresno General Plan, along with the accompanying pre-zone, have been determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. It has been further determined that all applicable MEIR mitigation measures have been incorporated as project specific mitigation measures to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts and irreversible significant effects. Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment and that the filing of a mitigated negative declaration is appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and (2).

All new development activity and many non-physical projects contribute directly or indirectly toward cumulative impacts on the physical environment. It has been determined that the incremental effect contributed by this project toward cumulative impacts is not considered substantial or significant in itself, and/or that cumulative impacts accruing from this project may be mitigated to less than significant with application of feasible mitigation measures.



Based upon the attached environmental assessment and the list of identified project specific mitigation measures, staff has determined that there is no evidence in the record that the project may have a significant effect on the environment and has prepared a mitigated negative declaration for this project. A public notice of the attached mitigated negative declaration finding for Environmental Assessment Application No. A-13-009/R-13-016/TM-6067 was published on October 17, 2014.

The completed environmental checklist form indicates whether an impact is potentially significant, less than significant with mitigation, or less than significant.

For some categories of potential impacts, the checklist may indicate that a specific adverse environmental effect has been identified which is of sufficient magnitude to be of concern. Such an effect may be inherent in the nature and magnitude of the project, or may be related to the design and characteristics of the individual project. Effects so rated are not sufficient in themselves to require the preparation of an Environmental Impact Report, and have been mitigated to the extent feasible. With the project specific mitigation imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant.

The initial study has concluded that the proposed project will not result in any adverse effects which fall within the "Mandatory Findings of Significance" contained in Section 15065 of the State CEQA Guidelines.

The finding is, therefore, made that the proposed project will not have a significant adverse effect on the environment.

PREPARED BY:  Nathan Bouvet, Planner III	SUBMITTED BY:  Bonique Emerson, Supervising Planner
DATE: October 17, 2014	DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT
Attachments:	-Notice of Intent -Initial Study Impact Checklist and Initial Study (Appendix G) - Project Specific Mitigation Monitoring Checklist dated October 17, 2014

# Notice of Intent

## CITY OF FRESNO

NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATIONEA No. A-13-009/R-13-016/TM 6067

Plan Amendment Application No. A-13-009, Rezone Application  
No. R-13-016, and Vesting Tentative Tract No. 6067

## APPLICANT:

Dirk Poeschel  
Dirk Poeschel Land Development Services, Inc.  
923 Van Ness Avenue, Suite 200  
Fresno, CA 93727

## PROJECT LOCATION:

± 23.78 acres of property located on the east side of North Locan  
Avenue between the East Dakota Alignment and East Shields  
Avenue, in the County of Fresno, California

36°47'9.51" N Latitude, - 119°39'18.1254" W Longitude

Assessor's Parcel Number: 319-270-09, 10, 11, and 12

Filed with:

FILED

OCT 17 2014

FRESNO COUNTY CLERK  
By *Christal S. Babcock*  
DEPUTY

FRESNO COUNTY CLERK  
2221 Kern Street, Fresno, CA 93721

## PROJECT DESCRIPTION:

Dirk Poeschel, of Dirk Poeschel Land Development Services, Inc., on behalf of John Bonadelle, has filed Plan Amendment Application No. A-13-009 and Rezone Application No. R-13-016 pertaining to 25.40± acres of property located on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue.

Plan Amendment Application No. A-13-009 proposes to amend the land use from the agricultural designation in the County of Fresno to the Medium Low Density Residential planned land use designation in the City of Fresno, which will amend the 2025 Fresno General Plan.

Rezone Application No. R-13-016 proposes to pre-zone the subject property from AE-20 (*Exclusive Twenty-Acre Agricultural, Fresno County*) to R-1/cz (*Single Family Residential/conditions of zoning, Fresno City*) zone district.

Vesting Tentative Tract Map No. 6067 proposes to subdivide an approximately 23.78 acre portion of the site into a 98-lot single family residential subdivision and installation of related public facilities and infrastructure consistent with the medium low density residential (2.19 – 6.0 dwelling unit/acre) planned land use designation.

The proposed project also involves the annexation of the subject site into the City of Fresno.

The City of Fresno has prepared and environmental assessment initial study for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

With the project specific mitigation imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that the filing of a mitigated negative declaration is appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and (2). The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.


Additional information on the proposed project and proposed environmental finding of a mitigated negative declaration and the initial study may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor Fresno, California 93721-3604, or for an electronic copy of the environmental finding, and for additional information on the project, please contact Nathan Bouvet at (559) 621-8075 for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on November 10, 2014. Please direct comments to Nathan Bouvet, Planner III, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3076, Fresno, California, 93721-3604; or by email to [nathan.bouvet@fresno.gov](mailto:nathan.bouvet@fresno.gov); or comments can be sent by facsimile to (559) 498-1026.


These development applications and this proposed environmental finding have been tentatively scheduled to be heard by the City Council on November 20, 2014 at 6:00 p.m. or thereafter. The hearing will be held in the Fresno City Council Chambers located at Fresno City Hall, 2<sup>nd</sup> Floor, 2600 Fresno Street, Fresno, California, 93721. Your written and oral comments are welcomed at the hearing and will be considered in the final decision.

INITIAL STUDY PREPARED BY:

Nathan Bouvet, Planner III



SUBMITTED BY:



Bonique Emerson, Supervising Planner  
CITY OF FRESNO DEVELOPMENT AND  
RESOURCE MANAGEMENT  
DEPARTMENT

DATE: October 17, 2014

CA0033010

E201410000277

Initial Study Impact Checklist and Initial Study (Appendix G)

APPENDIX G TO ANALYZE  
SUBSEQUENT PROJECT IDENTIFIED IN MEIR NO. 10130 / MND FOR PLAN AMENDMENT  
A-09-02 (AIR QUALITY MND) / INITIAL STUDY

Environmental Checklist Form

For EA No. A-13-009/R-13-016/TM-6067

1. **Project title:**

Plan Amendment Application No. A-13-009

Rezone Application No. R-13-016

Vesting Tentative Tract Map No. TM-6067

2. **Lead agency name and address:**

City of Fresno

Development and Resource Management Department

2600 Fresno Street, Room 3076

Fresno, CA 93721

3. **Contact person and phone number:**

Nathan Bouvet, Planner III

City of Fresno

Development and Resource Management Department

(559) 621-8075

4. **Project location:**

3450 North Locan Avenue

Located on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue within the City's Sphere of Influence.

Assessor's Parcel Number: 319-270-09, 10, 11, and 12

Site Latitude: 36°47'9.51"N

Site Longitude: - 119°39'18.1254" W

Eggers Colony, Township 13 S, Range 21 E, Section 23

5. **Project sponsor's name and address:**

Dirk Poeschel

Dirk Poeschel Land Development Services, Inc.

923 Van Ness Avenue, Suite No. 200

Fresno, CA 93721



6. **General plan designation:**

**Existing:** Agricultural (County Designation)

**Proposed:** Medium Low Density Residential

7. **Zoning:**

**Existing:** AE-20 (Exclusive Twenty-Acre Agricultural, Fresno County)

**Proposed:** R-1/cz (Single Family Residential/conditions of zoning)

8. **Description of project:**

Dirk Poeschel, of Dirk Poeschel Land Development Services, Inc., on behalf of John Bonadelle, has filed Plan Amendment Application No. A-13-009, Rezone Application No. R-13-016, and Vesting Tentative Tract No. 6067 pertaining to ± 24.71 acres of property located on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue within the Sphere of Influence.

Plan Amendment Application No. A-13-009 proposes to amend the land use in the proposed Southeast Development Area from the agricultural designation in the County of Fresno to the Medium Low Density Residential planned land use designation in the City of Fresno. This will result in an amendment to the boundaries of the Roosevelt Community Plan to add the subject site to this Community Plan.

Rezone Application No. R-13-016 proposes to pre-zone the subject property from AE-20 (*Exclusive Twenty-Acre Agricultural, Fresno County*) to R-1/cz (*Single Family Residential/conditions of zoning, Fresno City*) zone district.

Vesting Tentative Tract Map No. 6067 proposes to subdivide the subject property into a 96-lot single family residential subdivision and installation of related public facilities and infrastructure consistent with the Medium Low Density Residential (2.19 – 6.0 dwelling unit/acre) planned land use designation. The proposed project also involves an annexation into the City of Fresno.

9. Surrounding land uses and setting:

	Planned Land Use	Existing Zoning	Existing Land Use
North	Southeast Development Area (County) - Agricultural	AE-20 <i>Exclusive Twenty-Acre Agricultural, Fresno County</i>	Single Family Residential
South	Southeast Development Area (County) - Agricultural	AE-20 <i>Exclusive Twenty-Acre Agricultural, Fresno County</i>	Single Family Residential/Vacant
East	Southeast Development Area (County) - Agricultural	AE-20 <i>Exclusive Twenty-Acre Agricultural, Fresno County</i>	Single Family Residential
West	Residential Medium Density	R-2 <i>Low Density Multiple Family Residential District/Urban Growth Management</i>	Single Family Residential

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

City of Fresno (COF) Department of Public Works; COF Department of Public Utilities; COF Building and Safety Services Division; COF Fire Department; Fresno Metropolitan Flood Control District; County of Fresno Department of Public Health; San Joaquin Valley Air Pollution Control District; and, Local Agency Formation Commission (LAFCo).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Pursuant to Public Resources Code Section 21157.1(b) and the California Environmental Quality Act (CEQA) Guidelines 15177(b)(2), the purpose of this Master Environmental Impact Report (MEIR) initial study is to analyze whether the subsequent project was described in the MEIR No. 10130 and whether the subsequent project may cause any additional significant effect on the environment, which was not previously examined in MEIR No. 10130 or the Mitigated Negative Declaration prepared for Plan Amendment A-09-02 to amend the Air Quality Element of the 2025 Fresno General Plan (SCH # 2009051016) ("Air Quality MND").

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.



I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

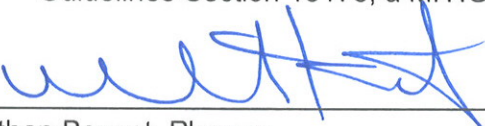
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

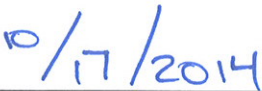
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been

avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

I find that, with the project specific mitigation imposed, the project will not have additional significant adverse effects on the environment that were not identified in the 2025 Fresno General Plan Master Environmental Impact Report No. 10130, SCH No. 2001071097 and Mitigated Negative Declaration No. A-09-02/SCH No. 2009051016. Pursuant to CEQA Guidelines Section 15178, a MITIGATED NEGATIVE DECLARATION will be prepared.

X   
Nathan Bouvet, Planner

  
October 17, 2014

#### EVALUATION OF ADDITIONAL ENVIRONMENTAL IMPACTS NOT ASSESSED IN THE MEIR or Air Quality MND:

1. For purposes of this MEIR Initial Study, the following answers have the corresponding meanings:
  - a. "No Impact" means the subsequent project will not cause any additional significant effect related to the threshold under consideration which was not previously examined in the MEIR or Air Quality MND.
  - b. "Less Than Significant Impact" means there is an impact related to the threshold under consideration that was not previously examined in the MEIR or Air Quality MND, but that impact is less than significant;
  - c. "Less Than Significant with Mitigation Incorporation" means there is a potentially significant impact related to the threshold under consideration that was not previously examined in the MEIR or Air Quality MND, however, with the mitigation incorporated into the project, the impact is less than significant.
  - d. "Potentially Significant Impact" means there is an additional potentially significant effect related to the threshold under consideration that was not previously examined in the MEIR or Air Quality MND.
2. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
3. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

4. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
5. A "Finding of Conformity" is a determination based on an initial study that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR and Air Quality MND because it would have no additional significant effects that were not examined in the MEIR or the Air Quality MND.
6. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
7. Earlier analyses may be used where, pursuant to the tiering, program EIR or MIER, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in the MEIR or another earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
8. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
9. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
10. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
11. The explanation of each issue should identify:

- a. The significance criteria or threshold, if any, used to evaluate each question; and
- b. The mitigation measure identified, if any, to reduce the impact to less than significance

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

The immediate area is substantially developed with residential uses and vacant agricultural land; therefore, no public or scenic vista will be obstructed by the development and no valuable vegetation will be removed. The project will not damage any scenic resources nor will it degrade the visual character or quality of the site and its surroundings. Future entitlements will be conditioned to have enhanced architectural features, including concrete roof tiles, cast stone veneer, and window treatments. It will also be conditioned to include dense landscaping throughout the development and an architectural pedestrian entry feature along North Locan Avenue, to include wrought iron fencing, concrete block pilasters with cast stone veneer, and a wood trellis'. Staff will also ensure that lights are located in areas that will minimize light sources to the neighboring properties. Furthermore, the project will be conditioned appropriately so that future entitlement proposals have a less than significant impact on aesthetics and development of the site will not create a new source of substantial light or glare which would affect day or night time views in the project area.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

The subject site has not been in agricultural production since 2005 when the Almond trees were removed because they were no longer producing at profitable volumes. The United States Department of Agriculture Soils Survey indicates the subject site soil types are 68.8% San Joaquin sandy loam, 0 to 3 percent slopes and 31.2% San Joaquin loam, 0 to 3 percent slopes. The Storie Index ratings of those soils are 31 and 33 respectively. Storie Index soils that rate between 20 and 39 percent are a Grade 4 and have a narrow range in their agricultural possibilities.

The subject site is designated as "Farmland of Local Importance" by the 2010 Rural Mapping Edition: Fresno County Important Farmland Map, and thus has no farmland considered to be prime farmland, farmland of statewide importance, or unique farmland. The 2010 Rural

Mapping Edition: Fresno County Important Farmland Map defines "Farmland of Local Importance" as "All farmable lands within Fresno County that do not meet the definitions of prime, statewide, or unique."

The subject site is not converting Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. In addition, according to aerial photos that go as far back as 1992, the site has not been under cultivation for a number of years, but as recently as 2005. The land surrounding the site is designated "Rural Residential Land" to the north, south, and east and "Urban and Built-Up Land" to the west according to the above mentioned map.

The subject site is not under a Williamson Act contract and is not surrounded by sites under a Williamson Act contract. The proposed applications do not conflict with any forest land or Timberland Production or result in any loss of forest land. The proposed project does not include any changes which will affect the existing environment and result in the conversion of Farmland to non-agricultural uses as discussed in previous sections. Therefore, no environmental impacts related to agriculture are anticipated as a result of the proposed project.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY AND GLOBAL CLIMATE CHANGE - (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) -- Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan (e.g., by having potential emissions of regulated criterion pollutants which exceed the San Joaquin Valley Air Pollution Control Districts adopted thresholds for these pollutants)?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
d) Expose sensitive receptors to substantial pollutant concentrations?				X



ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?				X

Setting

The subject site is located in Fresno County and within the San Joaquin Valley Air Basin (SJVAB). This region has had chronic non-attainment of federal and state clean air standards for ozone/oxidants and particulate matter due to a combination of topography and climate. The San Joaquin Valley (Valley) is hemmed in on three sides by mountain ranges, with prevailing winds carrying pollutants and pollutant precursors from urbanized areas to the north (and in turn contributing pollutants and precursors to downwind air basins). The Mediterranean climate of this region, with a high number of sunny days and little or no measurable precipitation for several months of the year, fosters photochemical reactions in the atmosphere, creating ozone and particulate matter.

Regional factors affect the accumulation and dispersion of air pollutants within the SJVAB.

Air pollutant emissions overall are fairly constant throughout the year, yet the concentrations of pollutants in the air vary from day to day and even hour to hour. This variability is due to complex interactions of weather, climate, and topography. These factors affect the ability of the atmosphere to disperse pollutants. Conditions that move and mix the atmosphere help disperse pollutants, while conditions that cause the atmosphere to stagnate allow pollutants to concentrate. Local climatological effects, including topography, wind speed and direction, temperature, inversion layers, precipitation, and fog can exacerbate the air quality problem in the SJVAB.

The SJVAB is approximately 250 miles long and averages 35 miles wide, and is the second largest air basin in the state. The SJVAB is defined by the Sierra Nevada in the east (8,000 to 14,000 feet in elevation), the Coast Ranges in the west (averaging 3,000 feet in elevation), and the Tehachapi mountains in the south (6,000 to 8,000 feet in elevation). The Valley is basically flat with a slight downward gradient to the northwest. The Valley opens to the sea at the Carquinez Straits where the San Joaquin-Sacramento Delta empties into San Francisco Bay. The Valley, thus, could be considered a "bowl" open only to the north.

During the summer, wind speed and direction data indicate that summer wind usually originates at the north end of the Valley and flows in a south-southeasterly direction through the Valley, through Tehachapi pass, into the Southeast Desert Air Basin. In addition, the Altamont Pass also serves as a funnel for pollutant transport from the San Francisco Bay Area Air Basin into the region.

During the winter, wind speed and direction data indicate that wind occasionally originates from the south end of the Valley and flows in a north-northwesterly direction. Also during the winter months, the Valley generally experiences light, variable winds (less than 10 mph). Low wind speeds, combined with low inversion layers in the winter, create a climate conducive to high

carbon monoxide (CO) and particulate matter (PM10 and PM2.5) concentrations. The SJVAB has an "Inland Mediterranean" climate averaging over 260 sunny days per year. The Valley floor is characterized by warm, dry summers and cooler winters. For the entire Valley, high daily temperature readings in summer average 95°F. Temperatures below freezing are unusual. Average high temperatures in the winter are in the 50s, but highs in the 30s and 40s can occur on days with persistent fog and low cloudiness. The average daily low temperature is 45°F.

The vertical dispersion of air pollutants in the Valley is limited by the presence of persistent temperature inversions. Solar energy heats up the Earth's surface, which in turn radiates heat and warms the lower atmosphere. Therefore, as altitude increases, the air temperature usually decreases due to increasing distance from the source of heat. A reversal of this atmospheric state, where the air temperature increases with height, is termed an inversion. Inversions can exist at the surface or at any height above the ground, and tend to act as a lid on the Valley, holding in the pollutants that are generated here.

### Regulations

The San Joaquin Valley Air Pollution Control District (SJVAPCD) is the local regional jurisdictional entity charged with attainment planning, rule making, rule enforcement, and monitoring under Federal and State Clean Air Acts and Clean Air Act Amendments.

The Master Environmental Impact Report (MEIR) prepared for the 2025 Fresno General Plan requires that the most current version of the URBEMIS computer model be used to analyze development projects and estimate future air pollutant emissions that can be expected to be generated from operational emissions (vehicular traffic associated with the project), area-wide emissions (sources such as ongoing maintenance activities and use of appliances), and construction activities.

CalEEMod is a statewide land use emissions computer model, which has replaced the URBEMIS computer model, is designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects. The model quantifies direct emissions from construction and operations (including vehicle and off-road equipment use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The mobile source emission factors used in the model (EMFAC2011) includes the Pavley standards and Low Carbon Fuel standards. Further, the model identifies mitigation measures to reduce criteria pollutant and GHG emissions along with calculating the benefits achieved from measures chosen by the user. The GHG mitigation measures were developed and adopted by the California Air Pollution Control Officers Association (CAPCOA).

In addition to the above-mentioned factors, the CalEEMod computer model evaluates the following emissions: ozone precursors (Reactive Organic Gases (ROG)) and NOX; CO, SOX, both regulated categories of particulate matter, and the greenhouse gas carbon dioxide (CO2). The model incorporates geographically-customized data on local vehicles, weather, and SJVAPCD Rules.

An Air Impact Assessment (AIA) was conducted by Scientific Resources Associated (SRA) dated December 6, 2013. The project is a small project in comparison with the typical subdivisions proposed in the Fresno/Clovis area, and is within a planning area that the City of Fresno has contemplated developing with residential for many years.

The analysis was conducted using the CalEEMod Model, Version 2013.2.2. Construction and operational emissions have been quantified for the project based on information on construction and operation of the project provided by the project applicant. It was noted within the AIA that the project is proposing to construct fewer than 152 single-family units and would result in fewer than 1,453 vehicle trips per day. In accordance with the San Joaquin Valley Air Control District's Small Project Analysis Level Guidance, projects that are below these levels are deemed to have a less than significant impact on air quality and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes.

Construction Emissions – Short Term

It was assumed that the project would be constructed in one phase, over a two-year period. Construction equipment estimates were based on CalEEMod default assumptions. In accordance with District guidance, the architectural coatings were assumed to be mitigated in accordance with CalEEMod default assumptions. As confirmed by Scientific Resources Associated, total emissions from project construction are below the District's threshold levels. The project will meet all of the SJVAPCD's construction fleet and control requirements.

Project Construction Emissions							
<i>[all data given in tons/year]</i>	ROG	NOx	CO	SO <sub>2</sub>	PM10	PM2.5	CO <sub>2</sub>
<b>2014 Construction</b>	.19	2.11	1.39	1.74	.25	.17	N/A
<b>2015 Construction</b>	2.13	3.97	2.75	4.07	.30	.25	N/A
<b>Level of Significance</b>	10	10	N/A	N/A	15	15	N/A

The analysis determined that the proposed project will not exceed the threshold of significance limits for regulated air pollutants. During the construction phase of this project grading and trenching on the site may generate particulate matter pollution through fugitive dust emissions. SJVAPCD Regulation VIII addresses not only construction and demolition dust control measures, but also regulates ongoing maintenance of open ground areas that may create entrained dust from high winds. The applicant is required to provide landscaping on the project site which will contain trees to assist in the absorption of air pollutants, reduce ozone levels, and curtail storm water runoff.

The project will meet all of the SJVAPCD's construction fleet and control requirements. Mitigation measures were proposed to reduce fugitive dust emissions. Mitigation measures employed include the following:

- Soil Disturbance: Water exposed surfaces – 3x daily
- Unpaved Roads: Reduce speed on unpaved roads <15 mph
- Use of Tier 2 construction equipment

Operational Emissions – Long Term

Operational emissions include emissions associated with area sources (energy use, landscaping, etc.) and vehicle emissions. Emissions from each phase of the project were estimated using the CalEEMod model. The fleet mix was also revised to account for the District-recommended fleet mix for vehicles, and average trips were based on default assumptions in the CalEEMod model, verified by the Traffic Impact Study that was conducted for the project. Project Specific Mitigation measures used in the analysis that will be implemented in the project was included in the model runs and has been attached. Implementation of the Project Specific Mitigation Measures would reduce NO<sub>x</sub> and PM<sub>10</sub> emissions by just over one (1) percent.

Project Annual Operational Emissions

<i>[all data given in tons/year]</i>	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM10	PM2.5	CO <sub>2</sub>
<b>Area</b>	.71	8.73	.74	4.0	6.93	6.90	43.6
<b>Mobile</b>	.92	3.22	10.3	.01	1.08	.31	1,409.3
<b>Totals</b>	1.65	3.37	11.1	.01	1.09	.33	1,639.4
<b>Level of Significance</b>	10	10	N/A	N/A	15	15	N/A

Based upon information provided by SJVAPCD, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NO<sub>x</sub>, 10 tons/year ROG, and 15 tons/year PM10. SJVAPCD concluded that project specific criteria pollutant emissions would have no significant adverse impact on air quality.

The SJVAPCD has developed the San Joaquin Valley 1991 California Clean Air Act Air Quality Attainment Plan (AQAP), which continues to project nonattainment for the above-noted pollutants in the future. This project will be subject to applicable SJVAPCD rules, regulations, and strategies. In addition, the project may be subject to the SJVAPCD Regulation VIII, Fugitive Dust Rules, related to the control of dust and fine particulate matter. This rule mandates the implementation of dust control measures to reduce the potential for dust to the lowest possible level. The plan includes a number of strategies to improve air quality including a transportation control strategy and a vehicle inspection program.

Based on information provided by Scientific Resources Associated, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the proposed project would be subject to District Rule 9510 (Indirect Source Review). District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Because the project is subject to the requirement to pay mitigation fees in accordance with SJVAPCD Rule 9510, Indirect Source Review, and because the fees are designed to fully mitigate impacts for nonattainment pollutants, the project will not result in cumulatively considerable air quality impacts.

Furthermore, the project's emissions as a percentage of the area source, energy use, and vehicle emissions within Fresno County are very small. The project's overall contribution to the

overall emissions budget for the source categories, the project's contribution is below 0.15 percent for all pollutants and all source categories. The project's contribution is therefore negligible.

The operational and design features of the proposed development further support the conclusion that no significant air quality impact will occur as a result of the proposed project. Those factors are as follows:

1. Typically, the largest contributor to air quality from a residential development generated from fossil fueled automobiles. Travel times to work and shopping are typical of the Fresno Clovis urban area. According to the Traffic Impact Study (TIS) prepared for the project, the project will not cause roadways serving the proposed development to operate at inactable Levels of Service with planned roadway improvements.
2. The proposed dwellings will exceed California Title 24 energy requirements.
3. The subdivision will incorporate other measures, such as building orientation, sidewalks and trails that have proven to be effective in reducing the reliance on automobiles and related fossil fuel consumption.
4. The project will comply with all SJVUAPD standards.
5. The applicant will pay the ISR fees to the District, which is used to, among other things, reduce air quality impacts within the district.

With implementation of project specific mitigation measures associated with traffic, the LOS would be mitigated to LOS D or better. According to Caltrans guidance, CO "hot spots" would only be a potential issue if intersections operate at LOS E or F. With increasingly stringent CO emission standards, and with implementation of traffic mitigation measures, CO "hot spots" would not be anticipated due to project-related traffic, and no impacts would result.

The proposed project on the subject site will not expose sensitive receptors to substantial pollutant concentrations. Due to the close proximity of other residential uses surrounding the subject site, there will be no impact in the increase of pollutants. The proposed project is not proposing a use which will create objectionable odors. Therefore, there is no air quality or global climate change impacts perceived to occur as a result of the proposed project. Both short and long term impacts associated with construction and operation are below the District's significance thresholds.

#### Mitigation Measures

1. The proposed project shall implement and incorporate the air quality related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated October 17, 2014.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

The proposed project would not directly affect any sensitive, special status, or candidate species, nor would it modify any habitat that supports them. There is no riparian habitat or any other sensitive natural community identified in the vicinity of the proposed project by the California Department of Fish and Game or the U.S. Fish and Wildlife Service. No federally protected wetlands are located on the subject site. Therefore, there would be no impacts to

species, riparian habitat or other sensitive communities and wetlands. The proposed project would have no impact on the movement of migratory fish or wildlife species or on established wildlife corridors or wildlife nursery sites. No local policies regarding biological resources are applicable to the subject site and there would be no impacts with regard to those plans.

No habitat conservation plans or natural community conservation plans in the region pertain to natural resources, which exist on the subject site or in its immediate vicinity.

Therefore, no actions or activities resulting from the implementation of the proposed project would have the potential to affect floral, or faunal species; or, their habitat. Therefore, there would be no impacts.

Mitigation Measures

1. The proposed project shall implement and incorporate the biological related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated October 17, 2014.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

There are no structures which exist on or within the immediate vicinity of the site that are listed on, or considered to be eligible to the National or Local Register of Historic Places, and the subject site is not within either a designated or proposed historic district.

There is no evidence that cultural resources of any type (including historical, archaeological, paleontological, or unique geologic features) exist on the subject site. Past record searches for the region have not revealed the likelihood of cultural resources on the subject site or in its immediate vicinity. Therefore, it is not expected that the proposed project may impact cultural resources. It should be noted however that lack of surface evidence of historical resources does not preclude the subsurface existence of archaeological resources.

Mitigation Measures

- The proposed project shall implement and incorporate the cultural resources related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated October 17, 2014.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X



There are no known geologic hazards or unstable soil conditions known to exist on the site. The existing topography is flat with no apparent unique or significant land forms such as vernal pools. Development of the property requires compliance with grading and drainage standards of the City of Fresno and Fresno Metropolitan Flood Control District Standards. Grade differentials at property lines must be limited to one foot or less, or a cross-drainage covenant must be executed with affected adjoining property owners.

Fresno has no known active earthquake faults, and is not in any Alquist-Priolo Special Studies Zones. The immediate Fresno area has extremely low seismic activity levels, although shaking may be felt from earthquakes whose epicenters lie to the east, west, and south. Known major faults are over 50 miles distant and include the San Andreas Fault, Coalinga area blind thrust fault(s), and the Long Valley, Owens Valley, and White Wolf/Tehachapi fault systems. The most serious threat to Fresno from a major earthquake in the Eastern Sierra would be flooding that could be caused by damage to dams on the upper reaches of the San Joaquin River.

Fresno is classified by the State as being in a moderate seismic risk zone, Category "C" or "D," depending on the soils underlying the specific location being categorized and that location's proximity to the nearest known fault lines. All new structures are required to conform to current seismic protection standards in the California Building Code.

The highly erodible face of the San Joaquin River bluff, and small areas of expansive clay in the northeastern portion of the city's Sphere of Influence, are the only unstable soil conditions known to exist in the City. Despite long-term overdrafting of groundwater that has lowered the static groundwater level under Fresno by as much as 100 feet over the past century, surface subsidence has not been noted in the vicinity of the city (this is probably due to the geologic strata underlying the city, which features layers of clay and hardpan interleaved with alluvial sand and gravel layers). No adverse environmental effects related to topography, soils or geology are expected as a result of this project.

The project must comply with all applicable building and development codes. State and local regulations require preparation of a site specific soils study by a qualified, licensed engineering professional. Said soils study must be approved by the City Engineer and others to assure compliance with mandatory soils, geologic and related grading requirements. The City of Fresno mandatory requirements and related ministerial permits have proven to be effective in addressing potential impacts to geology and soils.

Mitigation Measures

1. The proposed project shall implement and incorporate the geological related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated October 17, 2014.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS -- Would the project:				

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

### Background

When sunlight strikes the Earth's surface, some of it is reflected back into space as infrared radiation. When the net amount of solar infrared energy reaching Earth's surface is about the same as the amount of energy radiated back into space, the average ambient temperature of the Earth's surface should remain more or less constant.

Global climate change (colloquially referred to as "global warming") is the term coined to describe very widespread climate change characterized by a rise in the Earth's ambient average temperatures with concomitant disturbances in weather patterns and resulting alteration of oceanic and terrestrial environs and biota. The predominant opinion within the scientific community is that global climate change is occurring, and that it is being caused and/or accelerated by human activities, primarily the generation of "greenhouse gases" (GHG).

GHGs are gases having properties that absorb and emit radiation within the thermal infrared range, and that would cause thermal energy (heat) to be trapped in the earth's atmosphere. It is believed that increased levels of GHGs in the atmosphere can disturb the thermal equilibrium of the earth when natural carbon cycle processes (such as photosynthesis) are unable to absorb sufficient quantities of carbon dioxide and other GHGs in comparison with the amount of GHGs being emitted. It is believed that a combination of factors related to human activities, such as deforestation, emissions of GHG into the atmosphere from carbon fuel combustion, etc. are causing climate change.

Some GHGs occur naturally and are emitted to the atmosphere through both natural processes and human activities. Other GHGs are created and emitted solely through human activities. Water vapor is the most predominant GHG, and is primarily a natural occurrence: approximately 85% of the water vapor in the atmosphere is created by evaporation from the oceans. The major anthropogenic GHGs (those that enter the atmosphere because of human activities) are **carbon dioxide, methane, nitrous oxide and fluorinated gases.**

GHGs were not generally thought of as traditional air pollutants because their impacts are global and diffuse in nature, while the criteria air pollutants and air toxics directly affect the health of people and other living things at ground level in the general region of their release to the atmosphere. However, it has been realized that GHGs and associated climate change could also drastically affect the health of populations not only in the U.S., but around the world through ocean rise that displaces populations, causes economic and infrastructure damage, disrupts

agriculture, increases heat-related illnesses, exacerbates effects of criteria air pollutants, spreads of infectious diseases through proliferation of mosquitoes and other vectors carrying “tropical” diseases into temperate climate zones, and alters/endangers natural flora and fauna in terrestrial and aquatic environments. One off-cited example of a predicted change in global climate is that the Sierra snowpack could be reduced to as little as 20% of its historic levels, a dire consequence since it is estimated that over 70% of California’s population relies on this “frozen reservoir” for its water supply.

## Regulation

The State of California has formally acknowledged these risks and has tasked state and local governments with working toward reduction of potential global climate change. The Governor issued Executive Order No. S-03-05, and subsequently signed Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006, which was codified as Health & Safety Code Section 38501 *et seq.*

There are, at this time, no “attainment” concentration standards established by the federal or state government for GHGs (although several of the GHGs are regulated as precursors to criteria pollutants regulated by the federal and California Clean Air Acts). However, the State has codified a mandate to GHG emissions to 1990 levels by the year 2020. In order to roll back GHG emissions to 1990 levels, a reduction of 174 million metric tons of CO<sub>2</sub>e would need to be achieved statewide—against the background of California’s general population increase and the need for ongoing land and economic development. The combination of the need to reduce and the need to grow equate to a need to reduce per capita GHG emissions by some 30%.

It has been recognized that new development projects would potentially add GHG emissions and could exacerbate global climate change problems. In order to standardize evaluation of projects, Senate Bill 97 (codified as Public Resources Code Sections 21083.05 and 21097) requires the State Resources Agency to adopt guidelines for addressing climate change in environmental analysis pursuant to the California Environmental Quality Act (CEQA). The California Air Pollution Control Officers Association (CAPCOA) produced a comprehensive publication on this topic in August of 2010 titled *Quantifying Greenhouse Gas Mitigation Measures*. The Report provides methods for quantifying emission reductions from a specified list of mitigation measures, primarily focused on project-level mitigation. This document is intended to further support the efforts of local governments to address the impacts of GHG emissions in their environmental review of projects and in their planning efforts.

On December 17, 2009, the San Joaquin Valley Air Pollution Control District (SJVAPCD) adopted the guidance: Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA and the policy: District Policy – Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency. The guidance and policy rely on the use of performance based standards, otherwise known as Best Performance Standards (BPS), to assess significance of project specific GHG emissions on global climate change during the environmental review process, as required by CEQA.

Use of BPS is a method of streamlining the CEQA process of determining significance and is not a required emission reduction measure. Projects implementing BPS would be determined to have a less than cumulatively significant impact. Otherwise, demonstration of a 29% reduction

in GHG emissions, from business-as-usual, is required to determine that a project would have a less than cumulatively significant impact.

### **Project's Impact**

The proposed project has been determined to have a less than significant impact on GHGs based on the guidance established by the SJVAPCD in the adopted document titled *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. According to this document, projects can be determined to have a less than significant impact if they do any of the following: 1) Use a combination of SJVAPCD approved GHG Emission Reduction Measures to meet BPS; 2) Comply with an approved GHG plan or mitigation program; or 3) Reduce GHG emissions by at least 29%. **The proposed project complies with an approved GHG Mitigation program (established through Plan Amendment Application No. A-09-02).**

Plan Amendment Application No. A-09-02, the Air Quality Amendment to the 2025 Fresno General Plan, adopted initial steps to address Fresno's part in avoiding global climate change, through adoption of new Resource Element / Air Quality General Plan Objectives and Policies. The information in previously-cited CAPCOA and California Attorney General Publications has been used as information resources for GHG mitigation. A new objective has been added to the Air Quality section of the Resource Conservation Element specifically calling for reduction in GHG emissions, with supporting policies and implementation measures. Utilizing a qualitative analysis approach, projects consistent with, and appropriately implementing, air pollution and GHG reduction policies, and which mitigate any potentially significant project-specific GHG impacts, will be deemed to conform to GHG reduction requirements and to contribute to the City's overall GHG reduction goals. Periodic broad scale GHG modeling will be used to validate the efficacy of these measures and guide implementation and further rulemaking. The proposed project will be required to implement all relevant general plan policies related to GHGs. These policies will help to reduce this project's potential GHG impact. One new policy adopted in the City's Air Quality Plan Amendment is described below:

Policy G-1B-b Increase efforts to incorporate GHG emission reductions in land use decisions, facility design, and operational measures subject to City regulation through implementation measures such as the following:

- (4) The City shall utilize guidance from the Institute for Local Government, California Attorney General's Office, California Air Pollution Control Officers Association, and other sources of technical guidance in determining appropriate and feasible mitigation measures which may be incorporated into land use plans, development projects and City operations to achieve GHG emission reductions.

The proposed project complies with this policy because it will comply with several of the measures detailed in the California Attorney General's Office guidance document titled, *The California Environmental Quality Act Mitigation of Global Warming Impacts at the Local Agency Level*". This document offers policy guidance on mitigating GHG emissions. One mitigation measure states that projects should "create travel routes that ensure that destinations may be reached conveniently by public transportation, bicycling or walking". The proposed project will be required to maintain and or install sidewalks along the frontage of North Locan Avenue.

**Other GHG Reduction Measures**

Through updates in the California Building Code and statewide regulation of appliance standards, this project is also expected to conform to state-of-the-art energy-efficient building, lighting, and appliance standards as advocated in the California Environmental Protection Agency’s publication *Climate Action Team / Proposed Early Actions to Mitigate Climate Change in California* (April 2007) and in CARB’s *Proposed Early Actions to Mitigate Climate Change in California* (April 2007). Updated engine and tire efficiency standards would apply to project residents’ vehicles, as well as the statewide initiatives applicable to air conditioning and refrigeration equipment, regional transportation improvements, power generation and use of solar energy, water supply and water conservation, landfill methane capture, changes in cement manufacturing processes, manure management (methane digester protocols), recycling program enhancements, and “carbon capture” (also known as “carbon sequestration,” technologies for capturing and converting CO<sub>2</sub>, removing it from the atmosphere). In addition, the project does not involve manufacturing activities that would generate other GHGs such as SF<sub>6</sub>, HFCs, or PFCs and does not propose any uses which would generate methane on site.

Therefore, based upon the available information, the proposed project will not have a potentially significant adverse impact on GHGs, including, the Air Impact Assessment (AIA) prepared by Scientific Resources Associated.

Mitigation Measures

1. The proposed project shall implement and incorporate the greenhouse gas emissions related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated October 17, 2014.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIAL -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

There are no known existing hazardous material conditions on the site and the project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project itself will not generate or use hazardous materials is not near any wildland fire hazard zones, and poses no interference with the City's or County's Hazard Mitigation Plans or emergency response plans. The subject site has not been cultivated since 2005. No pesticides or hazardous materials are known to exist on the site and the proposed project will have no environmental impacts related to potential hazards or hazardous materials as identified above.

Mitigation Measures

1. The proposed project shall implement and incorporate the hazards and hazardous materials related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated October 17, 2014.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?		X		
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Fresno is one of the largest cities in the United States still relying primarily on groundwater for its public water supply. Surface water treatment and distribution has been implemented in the northeastern part of the City, but the city is still subject to an EPA Sole Source Aquifer designation. While the aquifer underlying Fresno typically exceeds a depth of 300 feet and is capacious enough to provide adequate quantities of safe drinking water to the metropolitan area well into the twenty-first century, groundwater degradation, increasingly stringent water quality regulations, and a historic trend of high consumptive use of water on a per capita basis (some 250 gallons per day per capita), have resulted in a general decline in aquifer levels, increased cost to provide potable water, and localized water supply limitations.

Fresno has attempted to address these issues through metering and revisions to the City's Urban Water Management Plan (UWMP). The City Council, on June 19, 2014, adopted the Fresno Metropolitan Water Resources Management Plan Update. The overall objective of this update is to supply sufficient and reliable water supplies to meet the demands of existing and future customers through buildout of the applicable Fresno General Plan. The study area for the Metro Plan Update includes the existing city limits and City of Fresno Sphere of Influence (SOI) area designated by the 2025 Fresno General Plan. The subject site is located within this area.

Implementation of the City's recommended water supply program contained in this plan will result in a significant shift in the use of available water resources and an increase in diversity in the City's water supply portfolio which will enhance the City's overall water supply reliability. Implementation of the Metro Plan Update involves near-term and long-term water projects including, surface water treatment and storage facilities; a raw water intake; groundwater supply, storage and recharge facilities; recycled water treatment and distribution facilities; water distribution pipelines; and increased water conservation measures.

The Metro Plan Update was based on an assumed annual population growth rate within the City's water service area of 1.9 percent based on projections made by the Fresno Council of Governments (Fresno COG). This assumption resulted in a projected water service area population of approximately 692,202 by 2025.

The Fresno 2025 General Plan had somewhat different projections, and assumed a higher starting population in 2000 for the Community Plan Area. According to the 2025 General Plan, the population of the City's Community Plan Area would increase to 790,955 by 2025. However, with the recent economic downturn, growth in the City has slowed and population projections



have been revised. The Fresno COG is now projecting a City population of 786,000 by 2035, which reflects a 10-year shift (delay) in the buildout of the City's General Plan SOI.

While the City's population projections have changed, the required components of the Metro Plan Update have not. Implementation of this Metro Plan will achieve water supply sustainability for the entire SOI, which includes the subject site. One of the key policy recommendations of the Metro Plan is that the City adopt a policy that mandated that new development mitigate groundwater impacts. Specifically, it stated that new development be required to fund development of new and sustainable supplies. As a mitigation measure, the project applicant will be required to pay its full impact to local and regional urban services.

The proposed project is located within the Southeast Growth Area (SEGA). Although there is currently no water connection fee program for SEGA to support the development of water supply, treatment, conveyance, and recharge facilities, the Director of the Public Works Department, whose department implements the impact fee programs, has made findings and determined that the current City of Fresno fee schedule assesses the projects for their impact to local and regional urban services, including water. In addition, when development permits are issued, fees to support expansions and service enhancements of the City's water utility, including recharge activities, will also be imposed as conditions of approval for special permits.

Project specific water supply and distribution requirements must assure that an adequate source of water is available to serve the project. The City has indicated that groundwater wells, pump stations, recharge facilities, water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. The Department of Public Utilities, Water Division has reviewed the proposed project and has determined that water facilities are available to provide service to the subject site subject to several conditions.

In addition, when development permits are issued, the subject site will be required to contribute to the completion of the FMFCD's master planned storm drainage facilities, and to preserve the patency of irrigation canals and pipelines for delivering surface water to recharge/percolation basins. Stormwater ponding basins provide significant opportunity to recharge groundwater with collected storm water run-off and surface water obtained from the Fresno Irrigation District (FID) and United States Bureau of Reclamation on the northern edge of the current urban limit boundary. The Department of Public Utilities works with FMFCD to utilize suitable FMFCD ponding (drainage) basins for the groundwater recharge program, and works with FID to ensure that the City's allotment of surface water is put to the best possible use for recharge.

The Fresno Irrigation District's (FID) Canal No. 99 runs southerly along the west side of Locan Avenue approximately seventy (70) feet west of the subject property. FID owns a fifteen (15) foot wide easement, recorded February 1, 2007, as Document Number 2007-0021333 of the Official Records of Fresno County. This pipeline was installed in 2007 as 24-inch diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) which meets FID's minimum standards for developed areas.

As mentioned above, when development permits are issued, the subject site will be required to contribute to the completion of the FMFCD's master planned storm drainage facilities, and to preserve the patency of irrigation canals and pipelines for delivering surface water to recharge/percolation basins. Fees to support expansions and service enhancements of the City's water utility, including recharge activities, are also imposed as conditions of approval for

special permits.

Occupancy of this site will generate wastewater containing human waste, which is required to be conveyed and treated by the Fresno-Clovis Regional Wastewater Treatment and Reclamation Facility. There will not be any onsite wastewater treatment system. The proposed project will be required to install sewer branches, and to pay connection and sewer facility fees to provide for reimbursement of preceding investments in sewer trunks to connect this site to a public system.

In conclusion, based on this analysis and implementation of the project specific mitigation measures developed for the proposed project, the project will not result in any significant impacts to hydrology and water quality.

Mitigation Measures

1. The proposed project shall implement and incorporate the hydrology and water quality related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated October 17, 2014.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		X		
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

The area of the subject property is within the City of Fresno Sphere of Influence. However, the Amendment and Restated Memorandum of Understanding (MOU) between the City of Fresno and the County of Fresno on regional planning allows development of the area inclusive of the subject property subject to certain conditions.

The subject property is immediately adjacent to an urbanized area of the City of Fresno that includes infrastructure necessary to serve the proposed development. Should the property

have been located away from such urban services, the argument that the project represents leapfrog development and the unnecessary expense of the extension and maintenance of public services would be warranted. This is not the case for the proposed project.

The MOU between the City of Fresno and the County of Fresno allows development of the area inclusive of the subject property.

Although the project includes a proposed amendment to the 2025 Fresno General Plan and Roosevelt Community Plan, in order to change the planned land use designation of the subject site for the purposes of facilitating future development, the proposed project shall meet the goals, objectives and policies of the 2025 Fresno General Plan and Roosevelt Community Plan.

Goal 1-6. of the Roosevelt Community Plan states “a project which plans for a diversity of residential types, densities and locations necessary to achieve the plan concept and accomplish the plan goals to provide for adequate housing opportunities, balanced urban growth, and efficient use of resources and public facilities. The surrounding land uses and the subject site, which is surrounded by urban and rural uses, meet the goals of this policy.

Objective C-9 of the 2025 Fresno General Plan directs planning for the diversity and quality of residential housing, at locations necessary to provide for adequate and affordable housing opportunities. Housing patterns should support balanced urban growth, and should make efficient use of resources and public facilities. Supporting policy C-9-h recommends medium low density residential uses only in those areas where there are established neighborhoods with semi-rural or estate characteristics. The surrounding land uses and the subject site, which is surrounded by urban and rural uses, meet the goals of this policy.

Therefore, it is staff’s opinion that the proposed plan amendment, rezone, and tract map permit applications are consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno. The proposed project is found; (1) To be consistent with the goals, objectives and policies of the applicable 2025 Fresno General Plan and Roosevelt Community Plan; (2) To be suitable for the type and density of development; (3) To be safe from potential cause or introduction of serious public health problems; and, (4) To not conflict with any public interests in the subject site or adjacent lands.

The subject property does fall within the parameter of the Southeast Development Area (SEGA). While initial planning studies commenced within the vast area, it has since been incorporated to the Fresno General Plan Update and has been renamed the Southeast Development Area (SEDA). However, this has not been approved or finalized and reference to SEGA or SEDA is for informational purposes only.

Current policy outlined several parameters that needed to be met prior to any new development in the SEGA. The project applicant has completely installed the requisite infrastructure for a single family development, Tract No. 5312 and Tract No. 5935 to the immediate west. Furthermore, the applicant has requested and secured the necessary “release for development” from the County of Fresno to the City of Fresno. While there remains planning, infrastructure, and financial challenges for the SEGA area, it is the position of the City development could only occur on the subject site and not create a growth precedence.

Mitigation Measures

- The proposed project shall implement and incorporate the land use and planning related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated October 17, 2014.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

The subject site is not located in an area designated for mineral resource preservation or recovery.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

In developed areas of the community, noise conflicts often occur when a noise sensitive land use is located adjacent to a noise generator. Noise in these situations frequently stems from on-site operations, use of outdoor equipment, uses where large numbers of persons assemble, and vehicular traffic. Some land uses, such as residential dwellings, are considered noise sensitive receptors and involve land uses associated with indoor and/or outdoor activities that may be subject to stress and/or significant interference from noise.

Traffic from North Locan Avenue is a source of noise which could disrupt the habitability. However, the City of Fresno Noise Element of the 2025 Fresno General Plan establishes a land use compatibility criterion of 60dB DNL for exterior noise levels in outdoor activity areas of new residential developments. Outdoor activity areas generally include open areas, private patios, etc. of multiple family residential developments. The intent of the exterior noise level requirement is to provide an acceptable noise environment for outdoor activities and recreation. Furthermore, the Noise Element also requires that interior noise levels attributable to exterior noise sources not exceed 45 dB DNL. The intent of the interior noise level standard is to provide an acceptable noise environment for indoor communication and sleep.

For stationary noise sources, the noise element establishes noise compatibility criteria in terms of the exterior hourly equivalent sound level ( $L_{eq}$ ) and maximum sound level ( $L_{max}$ ). The standards are more restrictive during the nighttime hours, defined as 10:00 p.m. to 7:00 a.m. The standards may be adjusted upward (less restrictive) if the existing ambient noise level without the source of interest already exceeds these standards. The Noise Element standards for stationary noise sources are: (1) 50 dBA  $L_{eq}$  for the daytime and 45 dBA  $L_{eq}$  for the nighttime hourly equivalent sound levels; and, (2) 70 dBA  $L_{max}$  for the daytime and 65 dBA  $L_{max}$  for the nighttime maximum sound levels. If the existing ambient noise levels equal or exceed these levels, mitigation is required to limit noise to the ambient noise level plus 5 dB. Since the subject site currently is vacant, the proposed project will result in an increase in temporary and/or periodic ambient noise levels in the project vicinity above existing levels. However, as discussed above, this increase in noise will be mitigated to an acceptable level. Some increases in ambient noise levels will occur during the time of construction, but project construction will be limited to normal business hours (7am to 7pm) to minimize the impact on the adjacent neighborhood.

Construction activities associated with the development of the proposed project could expose persons or structures to excessive groundborne vibration or noise levels. As such, the proposed project may result in significant short-term localized noise impacts due to construction equipment noise. Construction specifications shall require that all construction equipment be maintained according to manufactures' specifications and that noise-generating construction equipment be equipped with mufflers. Noise-generating construction activities should be limited to daytime hours as specified in the City of Fresno Municipal Code. However, this would only be during the construction phase of the proposed project and thus, this is a less than significant impact.

Conditions of approval respective to construction related activity will require incorporation of noise reduction measures into their construction activity.

The proposed project will not expose persons to excessive noise levels. Although the project will create additional activity in the area, the project will be required to comply with all noise policies from the 2025 Fresno General Plan and noise ordinance of the Fresno Municipal Code. Therefore, there will be no exposure to excessive noise.

Mitigation Measures

1. The proposed project shall implement and incorporate the noise related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated October 17, 2014.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

The project includes a proposed amendment to the 2025 Fresno General Plan and Roosevelt Community Plan boundary land use for ± 24.71 acres from the agricultural designation in the County of Fresno to the Medium Low Density Residential planned land use in the City of Fresno. In order to change the planned land use designation of the subject site for the

purposes of facilitating future development, the proposed project shall meet the goals, objectives and policies of the 2025 Fresno General Plan and Roosevelt Community Plan by providing a project which introduces single family residential development in a manner which will maintain a pleasant living environment through reservation of adequate living spaces and protecting the integrity of adjacent neighborhoods. The close proximity to existing and planned single family residential uses will complement and embellish the existing mix of land uses.

Furthermore, the subject site is currently vacant and therefore, the proposed project does not have the potential to displace existing housing or residents as a result of development thereon.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES --				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Drainage and flood control?			X	
Parks?			X	
Schools?			X	
Other public services?			X	

Vesting Tentative Tract Map No. 6067 to subdivide the subject property into a 96-lot single family residential subdivision and installation of related public facilities and infrastructure consistent with the Medium Low Density Residential (2.19 – 6.0 dwelling unit/acre) planned land use designation. The proposed project also involves an annexation into the City of Fresno.

The subject site shall comply with the applicable service delivery requirements necessary to provide not less than the minimum acceptable level of fire protection facilities and services appropriate for urban uses. City police and fire protection services are available to serve the subject site. The subject site is located within two miles of Clovis Fire Station No. 44. The City of Fresno and Clovis have an automatic aid agreement.

The demand for parks generated by the project will be within planned service levels of the City

of Fresno Parks and Community Services Department and the applicant will pay any required impact fees at the time building permits are obtained.

Any urban residential development occurring as a result of the proposed project will have an impact on the School District's student housing capacity. The Clovis Unified School District, through local funding, is in a position to mitigate its shortage of classrooms to accommodate planned population growth for the foreseeable future. However, the District recognizes that the legislature, as a matter of law, has deemed under Government Code Section 65996, that all school facilities impacts are mitigated as a consequence of SB 50 Level 1, 2 and 3 developer fee legislative provisions. The developer will pay appropriate impact fees at time of building permits.

The Department of Public Utilities has reviewed the proposed plan amendment, rezone, and tract map applications and has determined that sewer and water facilities are available to provide service to the subject site. The nearest available water main (14") is located in North Locan Avenue. The nearest sewer main is located in North Locan Avenue (8"). Finally, the Fresno Metropolitan Flood Control District (FMFCD) has indicated that the FMFCD system could accommodate the proposed pre-zone if the District's Drainage Area "DS" Master Plan has been adopted.

Mitigation Measures

1. The proposed project shall implement and incorporate the public services related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated October 17, 2014.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

The proposed project will increase the use of the existing parks; however, the developer will be required to pay park impact fees for the development. The fees will address any physical deterioration of existing parks or recreational facilities. The development will not require



expansion of existing recreational facilities. As proposed, Outlot A (21,844 sq. ft.) will be utilized as public open space.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?			X	
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?		X		
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?		X		

The subject site is located on the east side of North Locan Avenue. The subject site location is adjacent to low and medium density residential (City of Fresno) and agricultural (County of Fresno) land uses which provide for a pattern of development with the potential to increase the number of average daily vehicle trips.

A TIS, dated November 27, 2013, was prepared for the proposed development. The study has

applied the factors outlined in the Institute of Traffic Engineers (ITE) Trip Generation Manual. The development of ninety-nine (99) single family residential units on the subject site is expected to generate an average of approximately 942 average daily trips (ADT). Of these vehicle trips it is projected that seventy-five (75) will occur during the morning (7 to 9 a.m.) peak hour travel period and ninety-nine (99) will occur during the evening (4 to 6 p.m.) peak hour travel period.

The proposed plan amendment will change the agricultural land use to Medium Low Density Residential, which will increase the traffic volume, as noted above. The trips would be directed mainly onto North Locan Avenue. Locan Avenue is an existing two-lane undivided collector adjacent to the proposed property according to the 2025 Fresno General Plan and the Roosevelt Community Plan.

The TIS analyzed the Ashlan Avenue/Locan Avenue, Shields Avenue/Temperance Avenue, Olive Avenue/Temperance Avenue and Belmont Avenue/Temperance Intersections which currently exceed their respective LOS D threshold, as well as, analyzed the street segments highlighted below.

Currently, the intersections of Ashlan Avenue/Locan Avenue, Shields Avenue/Temperance Avenue, Olive Avenue/Temperance Avenue and Belmont Avenue/Temperance Avenue exceed their respective LOS D threshold, which is a significant impact. At present a traffic signal is under construction at the intersection of Ashlan Avenue/Locan Avenue and a traffic signal is currently under design for the intersection of Shields Avenue/Temperance Avenue with an estimated construction date of late 2014. With the completion of the traffic signals at these two intersections the LOS will improve to LOS D or better. To improve the LOS the remaining intersections at LOS D or better in the existing conditions analyses and with the addition of the project trips to the existing conditions:

- a. Shields Avenue and Locan Avenue – install an all-way stop control and add westbound left-turn lane.
- b. The project shall widen/restripe the intersection of Olive and Temperance Avenues to the following configuration:
  - i. Eastbound – one left-turn lane and one through lane with a shared right-turn lane
  - ii. Westbound - one left-turn lane and one through lane with a shared right-turn lane
  - iii. Northbound - one left-turn lane and one through lane with a shared right-turn lane
  - iv. Southbound – one through lane with a shared left-turn lane and one right-turn lane

The LOS for the study segments Shields Avenue between Locan Avenue and Temperance Avenue, Locan Avenue between Shields Avenue and Ashlan Avenue, Temperance Avenue between Shields Avenue and Clinton Avenue, Temperance Avenue between Clinton Avenue and McKinley Avenue, Temperance Avenue between McKinley Avenue and Olive Avenue, and Temperance Avenue between Olive Avenue and Belmont Avenue are LOS D or better during the daily, a.m. peak hour and p.m. peak hour conditions.

The Public Works Department, Traffic Engineering Division has reviewed the proposed project and potential traffic related impacts for the plan amendment, rezone, and tract map applications and has determined that the following intersections are currently operating at a substandard level of service (LOS) in either one or both of the weekday peak hours: Ashlan Avenue at Locan Avenue, Shields Avenue at Temperance Avenue, Olive Avenue at Temperance Avenue, and Belmont Avenue at Temperance Avenue. However, adjacent to and near the subject site will be able to accommodate the quantity and kind of traffic which may be potentially generated subject to compliance with standard requirements. These requirements generally include: (1) Public street improvements; (2) Installation of a paved pedestrian path or sidewalk; and, (3) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee, Fresno Major Street Impact (FMSI) Fee, and the Regional Transportation Mitigation Fee (RTMF) Fee.

The area street plans are the product of careful planning that projects traffic capacity needs based on the densities and intensities of planned land uses anticipated at build-out of the planned area. These streets will provide adequate access to, and recognize the traffic generating characteristics of, individual properties and, at the same time, afford the community an adequate and efficient circulation system.

With the project specific mitigation measure proposed, no substantial increase in transportation or traffic is expected to result from the proposed project.

Mitigation Measures

1. The proposed project shall implement and incorporate the transportation/traffic related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated October 17, 2014.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS - - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

The Department of Public Utilities has reviewed the proposed plan amendment, rezone, and tract map applications and has determined that sewer and water facilities are available to provide service to the subject site subject to several conditions. The project site will also be serviced by the Solid Waste Division.

The proposed project is not expected to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. The impact to storm drainage facilities will be less than significant given that the developer will be required to provide drainage services.

Mitigation Measures

1. The proposed project shall implement and incorporate the utilities and service systems related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated October 17, 2014.

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

In summary, given the mitigation measures required of the proposed project and the analysis detailed in the preceding Initial Study, the proposed project:

- does not have environmental impacts which will cause substantial adverse effects on human beings, either directly nor indirectly.
- does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish/wildlife or native plant species (or cause their population to drop below self-sustaining levels), does not threaten to eliminate a native plant or animal community, and does not threaten or restrict the range of a rare or endangered plant or animal.
- does not eliminate important examples of elements of California history or prehistory.
- does not have impacts which would be cumulatively considerable even though individually limited.

Therefore, there are no mandatory findings of significance and preparation of an Environmental Impact Report is not warranted for this project.

## Project Specific Mitigation Measures

**PROJECT-SPECIFIC MITIGATION MONITORING CHECKLIST**  
**For Plan Amendment Application No. A-03-009, Rezone Application No. R-13-016, and**  
**Vesting Tentative Tract Map Application No. TM-6067**

This monitoring checklist for the above noted environmental assessment is being prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), as required under Assembly Bill 3180, and is intended to establish a project-specific reporting/monitoring program for Plan Amendment Application No. A-13-009, Rezone Application No. R-13-016, and Vesting Tentative Tract Map Application No. TM-6067. Verification of implementation of these mitigation measures, in addition to the applicable measures specified for this project per the Mitigation Monitoring Checklist prepared for this project pursuant to Master Environmental Impact Report No. 10130 - 2025 Fresno General Plan, will be required upon the application for subdivision of the project site, special permits, or grading on the project site. The captions below refer to corresponding sections of the Initial Study checklist for this project, using the Appendix G format from the CEQA Guidelines.

**MITIGATION MEASURES FOR ENVIRONMENTAL ASSESSMENT NO. A-13-003/R-13-009/C-13-086**

MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	VERIFIED BY
Project shall implement and incorporate, as appropriate all mitigation measures as identified in the attached Master Environmental Impact Report No. 10130--2025 Fresno General Plan Mitigation Monitoring Checklist dated October 17, 2014.	Applicant	Processing and review of project proposal prior to approval.	City of Fresno Development & Resource Management Department
Pay applicable Indirect Source Review off-site mitigation fee.	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department San Joaquin Valley Air Pollution Control District

<p>Project shall comply with all of the requirements stipulated within the attached memorandum from the Department of Public Utilities-Water Division dated April 9, 2014, and those associated with future entitlement(s).</p>	<p>Applicant</p>	<p>Prior to permit issuance</p>	<p>City of Fresno Development &amp; Resource Management Department                  City of Fresno Department of Public Utilities – Water Division</p>
<p>Project shall comply with all of the requirements stipulated within the attached Air Quality Assessment from Scientific Resources Associated dated December 6, 2013.</p>	<p>Applicant</p>	<p>Prior to permit issuance</p>	<p>City of Fresno Development &amp; Resource Management Department.                  San Joaquin Valley Air Pollution Control District</p>
<p>Project shall comply with all of the requirements stipulated by the Department of Public Utilities-Sewer Division associated with future entitlement(s).</p>	<p>Applicant</p>	<p>Prior to permit issuance</p>	<p>City of Fresno Development &amp; Resource Management Department                  City of Fresno Department of Public Utilities, Sewer Division</p>
<p>Approval of any future development entitlements on the subject site must comply with all goals and policies contained in the 2025 Fresno General Plan and the Roosevelt Community Plan.</p>	<p>Applicant</p>	<p>Prior to permit issuance</p>	<p>City of Fresno Development &amp; Resource Management Department</p>



<p>Project shall comply with all of the requirements stipulated by the Fire Department associated with future entitlement(s).</p>	<p>Applicant</p>	<p>Prior to permit issuance</p>	<p>City of Fresno Development &amp; Resource Management Department                  City of Fresno Fire Department</p>
<p>Project shall comply with all of the requirements stipulated by the Public Utilities Department – Solid Waste Division associated with future entitlement(s).</p>	<p>Applicant</p>	<p>Prior to permit issuance</p>	<p>City of Fresno Development &amp; Resource Management Department                  Public Utilities Department – Administration (Solid Waste)</p>
<p>Project shall comply with all of the requirements stipulated within the attached memorandum from the Public Works Department-Traffic and Engineering Services Division dated June 12, 2014, and associated with future entitlement(s).</p>	<p>Applicant</p>	<p>Prior to permit issuance</p>	<p>City of Fresno Development &amp; Resource Management Department                  City of Fresno Public Works Department                  Traffic and Engineering Services</p>

<p>Project shall comply with all the requirements stipulated by the Public Works – Traffic Engineering Division associated with future entitlement(s).</p>	<p>Applicant</p>	<p>Prior to permit issuance</p>	<p>City of Fresno Development &amp; Resource Management Department                  City of Fresno Public Works Department – Traffic and Engineering</p>
<p>Project shall comply with all the requirements stipulated by the Police Department associated with future entitlement(s).</p>	<p>Applicant</p>	<p>Prior to issuance of building permits for future residential units</p>	<p>City of Fresno Development &amp; Resource Management Department                  City of Fresno Police Department</p>
<p>Project shall comply with all the requirements stipulated by the Clovis Unified School District associated with future entitlement(s).</p>	<p>Applicant</p>	<p>Prior to issuance of building permits for future residential units</p>	<p>City of Fresno Development &amp; Resource Management Department</p>
<p>Project shall comply with all of the requirements stipulated within the attached memorandum from Caltrans dated January 27, 2014, and those associated with future entitlement(s).</p>	<p>Applicant</p>	<p>Prior to issuance of building permits for future residential units</p>	<p>City of Fresno Development &amp; Resource Management Department</p>
<p>Project shall comply with all the requirements stipulated by the Building Department associated with future entitlement(s).</p>	<p>Applicant</p>	<p>Prior to issuance of building permits for future residential units</p>	<p>City of Fresno Development &amp; Resource Management Department</p>

<p>Project shall comply with all of the requirements stipulated within the attached memorandum from the Fresno Metropolitan Flood Control District dated January 23, 2014, and those associated with future entitlement(s).</p>	<p>Applicant</p>	<p>Prior to permit issuance</p>	<p>City of Fresno                  Development &amp;                  Resource Management                  Department                  Fresno Metropolitan                  Flood Control District</p>
<p>Project shall comply with all of the requirements stipulated within the attached memorandum from the Native American Heritage Commission dated January 8, 2014, and those associated with future entitlement(s).</p>	<p>Applicant</p>	<p>Prior to permit issuance</p>	<p>City of Fresno                  Development &amp;                  Resource Management                  Department</p>
<p>Project shall comply with all of the requirements stipulated within the Amended and Restated Memorandum of Understanding between the County of Fresno and the City of Fresno (MOU), as well as, County recommended actions related to the release or properties to the City of Fresno (Bonadelle Homes) dated April 22, 2014.</p>	<p>Applicant</p>	<p>Prior to permit issuance</p>	<p>City of Fresno                  Development &amp;                  Resource Management                  Department                  Local Agency Formation                  Commission (LAFCo)</p>

<p>Project shall be subject to the Standards of Annexation contained in Exhibit 1 of the County/City Restated Memorandum of Understanding.</p>	<p>Applicant</p>	<p>Prior to permit issuance</p>	<p>City of Fresno                  Development &amp;                  Resource Management                  Department                  County of Fresno                  Planning Department</p>
<p>Project shall comply with all of the requirements stipulated within the attached memorandum from the Fresno Irrigation District dated January 22, 2014, and those associated with future entitlement(s).</p>	<p>Applicant</p>	<p>Prior to permit issuance</p>	<p>City of Fresno                  Development &amp;                  Resource Management                  Department                  Fresno Irrigation District</p>
<p>Project shall comply with all of the requirements stipulated within the attached Traffic Impact Analysis from TJKM Transportation Consultants dated November 27, 2013.</p>	<p>Applicant</p>	<p>Prior to issuance of building permits and street work permits for future residential units</p>	<p>City of Fresno                  Development &amp;                  Resource Management                  Department                  City of Fresno, Public                  Works Department,                  Traffic Engineering                  Division</p>
<p>Project shall comply with all the requirements stipulated within the attached email the Public Works Director dated July 18, 2014, associated with the Proposed Mitigation Measure Regarding Project Fees.</p>	<p>Applicant</p>	<p>Prior to permit issuance</p>	<p>City of Fresno                  Development &amp;                  Resource Management                  Department                  City of Fresno Public                  Works Department</p>

<p>Project shall comply with all of the requirements stipulated by the Department of Public Works-Street Median Division associated with future entitlement(s).</p>	<p>Applicant</p>	<p>Prior to issuance of building permits for future residential units.</p>	<p>City of Fresno Development &amp; Resource Management Department                  City of Fresno Public Works Department – Street Median</p>
<p>Project shall comply with all of the requirements stipulated within the attached memorandum from the San Joaquin Air Pollution Control District Fresno Irrigation District dated January 3, 2014 (Initial Comments) and dated July 10, 2014 (Air Impact Assessment), and those associated with future entitlement(s).</p>	<p>Applicant</p>	<p>Prior to permit issuance</p>	<p>City of Fresno Development &amp; Resource Management Department                  San Joaquin Air Pollution Control District</p>
<p>Project shall comply with all of the requirements stipulated within the attached memorandum from the Department of Public Health – County of Fresno Division dated January 6, 2014.</p>	<p>Applicant</p>	<p>Prior to issuance of building permits for future residential units.</p>	<p>City of Fresno Development &amp; Resource Management Department                  County of Fresno Department of Public Health</p>

<p>Development projects that are consistent with plans and policies but that could affect conditions on major street segments shall not cause conditions on those segments to be worse than LOS E before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/transportation improvements that will contribute to achieving and maintaining LOS D.</p>	<p>Applicant</p>	<p>Prior to permit issuance</p>	<p>Public Works Dept./Traffic Planning;                  Development &amp; Resource Management Dept.</p>
<p>Development projects that are consistent with plans and policies but that could affect conditions on major street segments shall not cause conditions on those segments to be worse than LOS E before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining LOS E.</p>	<p>Applicant</p>	<p>Prior to approval of land use entitlement</p>	<p>Public Works Dept./Traffic Planning;                  Development &amp; Resource Management Dept.</p>
<p>Development projects that are consistent with plans and policies but that could affect conditions on major street segments shall not cause further substantial degradation of conditions on those segments before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining a LOS equivalent to that anticipated by the General Plan. Further substantial degradation is defined as an increase in the peak hour vehicle/capacity (v/c) ratio of 0.15 or greater for roadway segments whose v/c ratio is estimated to be 1.00 or higher.</p>	<p>Applicant</p>	<p>Prior to approval of land use entitlement</p>	<p>Public Works Dept./Traffic Planning;                  Development &amp; Resource Management Dept.</p>

<p>For development projects that are consistent with plans and policies, a site access evaluation shall be required to the satisfaction of the Public Works Director. This evaluation shall, at a minimum, focus on the following factors:</p> <ul style="list-style-type: none"> <li>a. Disruption of vehicular traffic flow along adjacent major streets, appropriate design measures for on-site vehicular circulation and access to major streets (number, location and design of driveway approaches), and linkages to bicycle/pedestrian circulation systems and transit services.</li> <li>b. In addition, for development projects that the City determines may generate a projected 100 or more peak hour vehicle trips (either in the morning or evening), the evaluation shall determine the project's contribution to increased peak hour vehicle delay at major street intersections adjacent or proximate to the project site. The evaluation shall identify project responsibilities for intersection improvements to reduce vehicle delay consistent with the LOS anticipated by the 2025 Fresno General Plan. For projects which affect State Highways, the Public Works Director may direct the site access evaluation to reference the criteria presented in Caltrans Guide for the Preparation of Traffic Impact Studies.</li> </ul>	Applicant	Prior to approval of land use entitlement	Public Works Dept./Traffic Planning; Development & Resource Management Dept.
<p>Circulation and site design measures shall be considered for development projects so that local trips may be completed as much as possible without use of, or with reduced use of, major streets and major street intersections. Appropriate consideration must also be given to compliance with plan policies and mitigation measures intended to promote compatibility between land uses with different traffic generation characteristics.</p>	Applicant	Prior to approval of land use entitlement	Public Works Dept./Traffic Planning; Development & Resource Management Dept.

<p>New development projects and major street construction projects shall be designed with consideration and implementation of appropriate features (considering safety, convenience and cost-effectiveness) to encourage walking, bicycling, and public transportation as alternative modes to the automobile.</p>	<p>Applicant</p>	<p>Prior to approval or prior to funding of major street project.</p>	<p>Public Works Dept./Traffic Planning; Development &amp; Resource Management Dept.</p>
<p>Bicycle and pedestrian travel and use of public transportation shall be facilitated as alternative modes of transportation including, but not limited to, provision of bicycle, pedestrian and public transportation facilities and improvements to connect residential areas with public facilities, shopping and employment. Adequate rights-of-way for bikeways, preferably as bicycle lanes, shall be provided on all new major streets and shall be considered when designing improvements for existing major streets.</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Public Works Dept./Traffic Planning; Development &amp; Resource Management Dept.</p>



<p>In cooperation with other jurisdictions and agencies in the San Joaquin Valley Air Basin, the City shall take the following necessary actions to achieve and maintain compliance with state and federal air quality standards and programs.</p> <ul style="list-style-type: none"> <li>a. Develop and incorporate air quality maintenance considerations into the preparation and review of land use plans and development proposals.</li> <li>b. Maintain internal consistency within the General Plan between policies and programs for air quality resource conservation and the policies and programs of other General Plan elements.</li> <li>c. City departments preparing environmental review documents shall use computer models (software approved by local and state air quality and congestion management agencies) to estimate air pollution impacts of development entitlements, land use plans and amendments to land use regulations.</li> <li>d. Adopted state and SJVAPCD protocols, standards, and thresholds of significance for greenhouse gas emissions shall be utilized in assessing and approving proposed development projects.</li> <li>e. Continue to route information regarding land use plans, development projects, and amendments to development regulations to the SJVAPCD for that agency's review and comment on potential air quality impacts.</li> </ul>	Applicant	Ongoing	Development & Resource Management Dept.
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<p>For development projects potentially meeting SJVAPCD thresholds of significance and/or thresholds of applicability for the Indirect Source Review Rule (Rule 9510) in their unmitigated condition, project applicants shall complete the SJVAPCD Indirect Source Review Application prior to approval of the development project. Mitigation measures incorporated into the ISR analysis shall be incorporated into the project as conditions of approval and/or mitigation measures, as may be appropriate.</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Development &amp; Resource Management Dept. and SJVAPCD</p>
<p>The City shall implement all of the Reasonably Available Control Measures (RACM) identified in Exhibit A of Resolution No. 2002-119, adopted by the Fresno City Council on April 9, 2002.</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Various city departments</p>
<p>The City shall continue efforts to improve technical performance, emissions levels and system operations of the Fresno Area Express transit system, through such measures as:</p> <ul style="list-style-type: none"> <li>a. Selecting and maintaining bus engines, transmissions, fuels and air conditioning equipment for efficiency and low air pollution emissions.</li> <li>b. Siting new transit centers and other multi-modal transportation transfer facilities to maximize utilization of mass transit.</li> <li>c. Continuing efforts to improve transit on-time performance, increase frequency of service, extend hours of operation, add express bus service and align routes to capture as much new ridership as possible.</li> <li>d. Initiating a program to allow employers and institutions (e.g., educational facilities) to purchase blocks of bus passes at a reduced rate to facilitate their incentive programs for reducing single-passenger vehicle use.</li> </ul>	<p>Applicant</p>	<p>Ongoing</p>	<p>Fresno Area Express</p>

<p>The City shall monitor impacts of land use changes and development project proposals on water supply facilities and the groundwater aquifer.</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Dept. of Public Utilities and Development &amp; Resource Management Dept.</p>
<p>The City shall ensure the funding and construction of facilities to mitigate the direct impacts of land use changes and development within the 2025 General Plan boundaries. Groundwater wells, pump stations, intentional recharge facilities, potable and recycled water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. Site specific environmental evaluations shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.</p>	<p>Applicant</p>	<p>Ongoing (City-wide); and prior to approval of land use entitlement as applicable</p>	<p>Department of Public Utilities and Development &amp; Resource Management Dept.</p>
<p>The City shall implement the future water supply plan described in the City of Fresno Metropolitan Water Resources Management Plan Update and shall continue to update this Plan as necessary to ensure the cost-effective use of water resources and continued availability of good-quality groundwater and surface water supplies.</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Department of Public Utilities</p>
<p>The City shall work with the Fresno Metropolitan Flood Control District to prevent and reduce the existence of urban stormwater pollutants to the maximum extent practical and ensure that surface and groundwater quality, public health, and the environment shall not be adversely affected by urban runoff, and shall comply with NPDES standards.</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Development &amp; Resource Management Dept.</p>

<p>The City shall preserve undeveloped areas within the 100-year floodway within the city and its general plan area, particularly the San Joaquin Riverbottom, for uses that will not involve permanent improvements which would be adversely affected by periodic floods. The City shall expand this protected area in the Riverbottom pursuant to expanded floodplain and/or floodway maps, regulations, and policies adopted by the Central Valley Flood Protection Board and the National Flood Insurance Protection Program.</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Development &amp; Resource Management Dept.</p>
<p>The City shall establish special building standards for private structures, public structures and infrastructure elements in the San Joaquin Riverbottom that will protect:</p> <ul style="list-style-type: none"> <li>a. Allowable construction in this area from being damaged by the intensity of flooding in the riverbottom;</li> <li>b. Water quality in the San Joaquin River watershed from flood damage-related nuisances and hazards (e.g., the release of raw sewage); and</li> <li>c. Public health, safety and general welfare from the effects of flood events.</li> </ul>	<p>Applicant</p>	<p>Ongoing</p>	<p>Development &amp; Resource Management Dept.</p>
<p>The City shall advocate that the San Joaquin River not be channelized and that levees shall not be used in the river corridor for flood control, except those alterations in river flow that are approved for surface mining and subsequent reclamation activities for mined sites (e.g., temporary berms and small side-channel diversions to control water flow through ponds).</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Development &amp; Resource Management Dept.</p>

<p>The City shall maintain a comprehensive, long-range water resource management plan that provides for appropriate management and use of all sources of water available to the planning area, and shall periodically update this plan to ensure that sufficient and sustainable water supplies of good quality will be economically available to accommodate existing and planned urban development. Project-specific and city-wide water conservation measures shall be directed toward assisting in reaching the goal of balancing City groundwater operations by 2025.</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Department of Public Utilities</p>
<p>The City shall continue its current water conservation programs and implement additional water conservation measures to reduce overall per capita water use within the City with a goal of reducing the overall per capita water use in the City to its adopted target consumption rate. The target per capita consumption rate adopted in 2008 is a citywide average of 243 gallons per person per day, intended to be reached by 2020 (which includes anticipated water conservation resulting from the on-going residential water metering program and additional water conservation by all customers: 5% by 2010, and an additional 5% by 2020.)</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Department of Public Utilities</p>
<p>All development projects shall be required to comply with City Department of Public Utilities conditions intended for the City to reach its overall per capita water consumption rate target. Project conditions shall include, but are not limited to, water use efficiency for landscaping, use of artificial turf and native plant materials, reducing turf areas, and discouraging the development of artificial lakes, fountains and ponds unless only untreated surface water or recycled water supplies are used for these decorative and recreational water features, as appropriate and</p>	<p>Applicant</p>	<p>Prior to approval of land use entitlement</p>	<p>Department of Public Utilities</p>

<p>sanitary.</p> <p>When and if the City adopts a formal management plan for recycled and/or reclaimed water, all development shall comply with its standards and requirements. Absent a formal management plan for recycled and/or reclaimed water, new development projects shall install reasonably necessary infrastructure, facilities and equipment to utilize reclaimed and recycled water for landscape irrigation, decorative fountains and ponds, and other water-consuming features, provided that use of reclaimed or recycled water is determined by the Department of Public Utilities to be feasible, sanitary, and energy-efficient.</p>	<p>Applicant</p>	<p>Prior to approval of development project</p>	<p>Department of Public Utilities</p>
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<p>All applicants for development projects shall provide data (meeting City Department of Public Utilities criteria for such data) on the anticipated annual water demand and daily peak water demand for proposed projects. If a development project would increase water demand at a project location (or for a type of development) beyond the levels allocated in the version of the City's Urban Water Management Plan (UWMP) in effect at the time the project's environmental assessment is conducted, the additional water demand will be required to be offset or mitigated in a manner acceptable to the City Department of Public Utilities. Allocated water demand rates are set forth in Table 6-4 of the 2008 UWMP as follows:</p>	<p>Applicant</p>	<p>Prior to approval of development project</p>	<p>Department of Public Utilities</p>																												
<table border="1"> <thead> <tr> <th data-bbox="722 1029 885 1984">FOR GROSS DEVELOPED PROJECT ACREAGE OF THE FOLLOWING DEVELOPMENT CATEGORIES</th> <th colspan="3" data-bbox="722 1029 885 1984">PER-UNIT FACTORS, in acre-ft/acre/yr, for projects projected to be completed during these intervals:</th> </tr> <tr> <td data-bbox="722 1029 885 1984">(Analysis shall include acreage to all street centerlines.)</td> <td data-bbox="722 1029 885 1984">01/01/20 05 THROUGH 12/31/20 10</td> <td data-bbox="722 1029 885 1984">01/01/20 10 THROUGH 12/31/20 24</td> <td data-bbox="722 1029 885 1984">AFTER 01/01/20 5</td> </tr> </thead> <tbody> <tr> <td data-bbox="722 1029 885 1984">Single family residential</td> <td data-bbox="722 1029 885 1984">3.8</td> <td data-bbox="722 1029 885 1984">3.5</td> <td data-bbox="722 1029 885 1984">3.5</td> </tr> <tr> <td data-bbox="722 1029 885 1984">Multi-family residential</td> <td data-bbox="722 1029 885 1984">6.5</td> <td data-bbox="722 1029 885 1984">6.2</td> <td data-bbox="722 1029 885 1984">6.2</td> </tr> <tr> <td data-bbox="722 1029 885 1984">Commercial and institutional</td> <td data-bbox="722 1029 885 1984">2</td> <td data-bbox="722 1029 885 1984">1.9</td> <td data-bbox="722 1029 885 1984">1.9</td> </tr> <tr> <td data-bbox="722 1029 885 1984">Industrial</td> <td data-bbox="722 1029 885 1984">2</td> <td data-bbox="722 1029 885 1984">1.9</td> <td data-bbox="722 1029 885 1984">1.9</td> </tr> <tr> <td data-bbox="722 1029 885 1984">Landscaped open space</td> <td data-bbox="722 1029 885 1984">3</td> <td data-bbox="722 1029 885 1984">2.9</td> <td data-bbox="722 1029 885 1984">2.9</td> </tr> </tbody> </table>	FOR GROSS DEVELOPED PROJECT ACREAGE OF THE FOLLOWING DEVELOPMENT CATEGORIES	PER-UNIT FACTORS, in acre-ft/acre/yr, for projects projected to be completed during these intervals:			(Analysis shall include acreage to all street centerlines.)	01/01/20 05 THROUGH 12/31/20 10	01/01/20 10 THROUGH 12/31/20 24	AFTER 01/01/20 5	Single family residential	3.8	3.5	3.5	Multi-family residential	6.5	6.2	6.2	Commercial and institutional	2	1.9	1.9	Industrial	2	1.9	1.9	Landscaped open space	3	2.9	2.9			
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<p>Southeast Development Area</p>	<p>3.4</p>	<p>3.2</p>	<p>3.2</p>	<p>NOTE: The above land use classifications and demand allocation factors may be amended in future updates of the Urban Water Management Plan</p>		<p>Applicant</p> <p>Ongoing</p> <p>Department of Public Utilities</p>
<p>The City will conform to the requirements of Waste Discharge Requirements Order 5-01-254, including groundwater monitoring and subsequent Best Practical Treatment and Control (BPTC) assessment and findings.</p>						



<p>The City shall continue to implement and pursue strengthening of urban growth management service delivery requirements and annexation policy agreements, including urging that the county continue to implement similar measures within the boundaries of the 2025 Fresno General Plan, to promote contiguous urban development and discourage premature conversion of agricultural land.</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Development &amp; Resource Management Dept.</p>
<p>To minimize the inefficient conversion of agricultural land, the City shall pursue the appropriate measures to ensure that development within the planned urban boundary occurs consistent with the General Plan and that urban development occurs within the city's incorporated boundaries.</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Development &amp; Resource Management Dept.</p>
<p>The City shall pursue appropriate measures, including recordation of right to farm covenants, to ensure that agricultural uses of land may continue within those areas of transition where planned urban areas interface with planned agricultural areas.</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Development &amp; Resource Management Dept.</p>
<p>Development of agricultural land, or fallow land adjacent to land designated for agricultural uses, shall incorporate measures to reduce the potential for conflicts with the agricultural use. Implementation of the following measures shall be considered:</p> <ul style="list-style-type: none"> <li>a. Including a buffer zone of sufficient width between proposed residences and the agricultural use.</li> <li>b. Restricting the intensity of residential uses adjacent to agricultural lands.</li> <li>c. Informing residents about possible exposure to agricultural chemicals.</li> <li>d. Where feasible and permitted by law, exploring opportunities for agricultural operators to cease aerial spraying of chemicals and use of heavy equipment near proposed residences.</li> </ul>	<p>Applicant</p>	<p>Ongoing</p>	<p>Development &amp; Resource Management Dept.</p>

<p>e. Recordation of right to farm covenants to ensure that agricultural uses of land can continue.</p>			
<p>The City shall ensure the provision for adequate trunk sewer and collector main capacities to serve existing and planned urban and economic development, including existing developed uses not presently connected to the public sewer system, consistent with the Wastewater Master Plan. Where appropriate, the City will coordinate with the City of Clovis and other agencies to ensure that planning and construction of facilities address regional needs in a comprehensive manner.</p>	Applicant	Ongoing	Dept. of Public Utilities and Development & Resource Management Dept.
<p>The City shall continue the development and use of citywide sewer flow monitoring and computerized flow modeling to ensure the availability of sewer collection system capacity to serve planned urban development.</p>	Applicant	Ongoing	Dept. of Public Utilities
<p>The City shall provide for containment and management of leathers and sludge adequate to prevent groundwater degradation.</p>	Applicant	Ongoing	Dept. of Public Utilities

<p>The City shall ensure the provision of adequate sewage treatment and disposal by using the Fresno-Clovis Regional Wastewater Reclamation Facility as the primary facility when economically feasible for all existing and new development within the General Plan area. Smaller, subregional wastewater treatment facilities may also be constructed as part of the regional wastewater treatment system, when appropriate. This shall include provision of tertiary treatment facilities to produce recycled water for landscape irrigation and other non-potable uses. Site specific environmental evaluation and development of Waste Discharge Requirements by the Regional Water Quality Control Board shall precede the construction of these facilities. Mitigation measures identified in these evaluations shall be incorporated into each project to reduce the identified environmental impacts.</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Dept. of Public Utilities</p>
<p>The City shall ensure that adequate trunk sewer capacity exists or can be provided to serve proposed development prior to the approval of rezoning, special permits, tract maps and parcel maps, so that the capacities of existing facilities are not exceeded.</p>	<p>Applicant</p>	<p>Ongoing/prior to approval of land use entitlement</p>	<p>Dept. of Public Utilities and Development &amp; Resource Management Dept.</p>
<p>The City shall provide adequate solid waste facilities and services for the collection, transfer, recycling, and disposal of refuse for existing and planned development within the City's jurisdiction. Site specific environmental evaluation shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.</p>	<p>Applicant</p>	<p>Ongoing/prior to construction</p>	<p>Dept. of Public Utilities</p>

<p>Site specific environmental evaluation shall precede the construction of new police and fire protection facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.</p>	<p>Applicant</p>	<p>Ongoing/prior to construction</p>	<p>Fire Dept/Police Dept/ Development &amp; Resource Management Dept.</p>
<p>Site specific environmental evaluation shall precede the construction of new public parks. Results of this evaluation shall be incorporated into the park design to reduce the environmental impacts.</p>	<p>Applicant</p>	<p>Ongoing/prior to construction</p>	<p>Parks and Recreation Dept. &amp; Development &amp; Resource Management Dept.</p>
<p>Projects that could adversely affect rare, threatened or endangered wildlife and vegetative species (or may have impacts on wildlife, fish and vegetation restoration programs) may be approved only with the consent of the California Department of Fish and Game (and the U.S. Fish and Wildlife Service, as appropriate) that adequate mitigation measures are incorporated into the project's approval.</p>	<p>Applicant</p>	<p>Ongoing/prior to approval of land use entitlement</p>	<p>Development &amp; Resource Management Dept.</p>
<p>Where feasible, development shall avoid disturbance in wetland areas, including vernal pools and riparian communities along rivers and streams. Avoidance of these areas shall include siting structures at least 100 feet from the outermost edge of the wetland. If complete avoidance is not possible, the disturbance to the wetland shall be minimized to the maximum extent possible, with restoration of the disturbed area provided. New vegetation shall consist of native species similar to those removed.</p>	<p>Applicant</p>	<p>Ongoing/prior to approval of land use entitlement</p>	<p>Development &amp; Resource Management Dept.</p>

<p>Where wetlands or other sensitive habitats cannot be avoided, replacement habitat at a nearby off-site location shall be provided. The replacement habitat shall be substantially equivalent in nature to the habitat lost and shall be provided at a ratio suitable to assure that, at a minimum, there is no net loss of habitat acreage or value. Typically, the U.S. Fish and Wildlife Service and California Department of Fish and Game require a ratio of three replacement acres for every one acre of high quality riparian or wetland habitat lost.</p>	<p>Applicant</p>	<p>Ongoing/prior to approval of land use entitlement and during construction</p>	<p>Development &amp; Resource Management Dept.</p>
<p>Existing and mature riparian vegetation shall be preserved to the extent feasible, except when trees are diseased or otherwise constitute a hazard to persons or property. During construction, all activities and storage of equipment shall occur outside of the drip lines of any trees to be preserved.</p>	<p>Applicant</p>	<p>Ongoing/prior to approval of land use entitlement and during construction</p>	<p>Development &amp; Resource Management Dept.</p>
<p>Within the identified riparian corridors, environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and only uses consistent with these values shall be allowed (e.g., nature education and research, fishing and habitat enhancement and protection).</p>	<p>Applicant</p>	<p>Ongoing/prior to approval of land use entitlement and during construction</p>	<p>Development &amp; Resource Management Dept.</p>
<p>All areas within identified riparian corridors shall be maintained in a natural state or limited to recreation and open space uses. Recreation shall be limited to passive forms of recreation, with any facilities that are constructed required to be non-intrusive to wildlife or sensitive species.</p>	<p>Applicant</p>	<p>Ongoing/prior to approval of land use entitlement and during construction</p>	<p>Development &amp; Resource Management Dept.</p>

<p>If the site of a proposed development or public works project is found to contain unique archaeological or paleontological resources, and it can be demonstrated that the project will cause damage to these resources, reasonable efforts shall be made to permit any or all of the resource to be scientifically removed, or it shall be preserved in situ (left in an undisturbed state). In situ preservation may include the following options, or equivalent measures:</p> <ol style="list-style-type: none"> <li>Amending construction plans to avoid the resources.</li> <li>Setting aside sites containing these resources by deeding them into permanent conservation easements.</li> <li>Capping or covering these resources with a protective layer of soil before building on the sites.</li> <li>Incorporating parks, green space or other open space into the project to leave these resources undisturbed and to provide a protective cover over them.</li> <li>Avoiding public disclosure of the location of these resources until or unless the site is adequately protected from vandalism or theft.</li> </ol>	Applicant	Ongoing/prior to approval of land use entitlement	Development & Resource Management Dept.
<p>An archaeological assessment shall be conducted for the project if prehistoric human relics are found that were not previously assessed during the environmental assessment for the project. The site shall be formally recorded, and archaeologist recommendations shall be made to the City on further site investigation or site avoidance/ preservation measures.</p>	Applicant	Ongoing/prior to submittal of land use entitlement application	Development & Resource Management Dept.
<p>If there are suspected human remains, the Fresno County Coroner shall be contacted immediately. If the remains or other archaeological materials are possibly of Native American origin, the Native American Heritage Commission shall be contacted immediately, and the California Archaeological Inventory's Southern San Joaquin Valley Information Center shall be</p>	Applicant	Ongoing	Development & Resource Management Dept./ Historic Preservation Commission

<p>contacted to obtain a referral list of recognized archaeologists.</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>staff</p>
<p>Where maintenance, repair stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Weeks and Grimmer, 1995), the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus not significant.</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Development &amp; Resource Management Dept./ Historic Preservation Staff</p>
<p>The City shall adopt the land use noise compatibility standards presented in Figure VK-2 for general planning purposes.</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Development &amp; Resource Management Dept.</p>
<p>Any required acoustical analysis shall be performed as required by Policy H-1-d of the 2025 Fresno General Plan for development projects proposing residential or other noise sensitive uses as defined by Policy H-1-a, to provide compliance with the performance standards identified by Policies H-1-a and H-1-k. (Note: all are policies of the 2025 Fresno General Plan.)                  The following measures can be used to mitigate noise impacts; however, impacts may not be fully mitigated within the 70 dBA noise contour areas depicted on Figure VK-4.</p> <ul style="list-style-type: none"> <li>■ Site Planning. See Chapter V for more details.</li> <li>■ Barriers. See Chapter V for more details.</li> </ul>	<p>Applicant</p>	<p>Ongoing/upon submittal of land use entitlement application</p>	<p>Development &amp; Resource Management Dept.</p>

<p>■ Building Designs. See Chapter V for more details.</p>			
<p>The City shall continue to enforce the California Administrative Code, Title 24, Noise Insulation Standards. Title 24 requires that an acoustical analysis be performed for all new multi-family construction in areas where the exterior sound levels exceed 60 CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below.</p>	Applicant	Ongoing/prior to building permit issuance	Development & Resource Management Dept.
<p>Any construction that occurs as a result of a project shall conform to current Uniform Building Code regulations which address seismic safety of new structures and slope requirements. As appropriate, the City shall require a preliminary soils report prior to subdivision map review to ascertain site specific subsurface information necessary to estimate foundation conditions. This report shall reference and make use of the most recent regional geologic maps available from the California Department of Conservation, Division of Mines and Geology.</p>	Applicant	Ongoing	Development & Resource Management Dept.
<p>The City shall cooperate with appropriate energy providers to ensure the provision of adequate energy generated and distribution facilities, including environmental review as required.</p>	Applicant	Ongoing	Development & Resource Management Dept.



<p>The City shall establish and implement design guidelines applicable to all commercial and manufacturing zone districts. These design guidelines will require consideration of the appearance of non-residential buildings that are visible to pedestrians and vehicle drivers using major streets or are visible from proximate properties zoned or planned for residential use.</p>	<p>Applicant</p>	<p>Ongoing</p>	<p>Development &amp; Resource Management Dept.</p>
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