

<p align="center">CITY OF FRESNO</p> <p align="center">MITIGATED NEGATIVE DECLARATION</p>		<p>Notice of Intent was filed with:</p> <p>FRESNO COUNTY CLERK 2220 Tulare Street Fresno, California 93721</p> <p align="center">on</p> <p align="center">January 30, 2020</p>
<p>The full Initial Study and the Fresno General Plan Master Environmental Impact Report are on file in the Planning and Development Department, Fresno City Hall, 3rd Floor 2600 Fresno Street Fresno, California 93721 (559) 621-8277</p>	<p>ENVIRONMENTAL ASSESSMENT NUMBER:</p> <p><u>T-6280/ P19-003951</u></p>	
<p>APPLICANT:</p> <p>Daniel Bond Gateway Engineering 405 Park Creek Drive Clovis, CA, 93611</p>	<p>PROJECT LOCATION:</p> <p>Located on the southeast corner of North Dante and North Polk Avenues in the City and County of Fresno, California</p> <p>Site Latitude: 36°49'44" N Site Longitude: 119°53'18" W</p> <p>Assessor's Parcel Number(s): 506-130-31S</p>	
<p><u>PROJECT DESCRIPTION:</u></p> <p>Daniel Bond, on behalf of Gateway Engineering, has filed Vesting Tentative Tract Map No. 6280 and Planned Development Permit No. P19-03951 pertaining to approximately 9.18 net acres of property located on the southeast corner North Dante and North Polk Avenues. Vesting Tentative Tract Map No. 6280 is a proposal to subdivide the property into a 90 lot single-family residential subdivision. Planned Development No. P19-03951 proposes a gated development with private streets and modified property development standards. The applications are consistent with the planned land use of medium density residential as designated by both the Fresno General Plan and the Bullard Community Plan.</p>		
<p>The City of Fresno has conducted an initial study and proposes to adopt a Mitigated Negative Declaration for the above-described project. The environmental analysis contained in the Initial Study and this Mitigated Negative Declaration is tiered from the Master Environmental Impact Report (SCH # 2012111015) prepared for the Fresno General Plan ("MEIR") and Program EIR No. 10126 prepared for the Copper River Ranch Project. A copy of the MEIR and Program EIR No. 10126 may be reviewed in the City of Fresno Development and Resource Management Department as noted above. The proposed project has been determined to be a subsequent project that is not fully within the scope of the Master Environmental Impact Report ("MEIR") prepared for the Fresno General Plan. Pursuant to Public Resources Code § 21157.1 and California Environmental Quality Act (CEQA) Guidelines § 15177, this project has been evaluated with respect to each item on the attached environmental checklist to determine whether this project may cause any additional significant effect on the environment which was not previously examined in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the</p>		

time that the MEIR was certified as complete, has become available.

This completed environmental impact checklist form, its associated narrative, and proposed mitigation measures reflect applicable comments of responsible and trustee agencies and research and analyses conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist, initial study narrative, and any attachments thereto, combine to form a record indicating that an initial study has been completed in compliance with the State CEQA Guidelines.

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 evaluation guided by the environmental checklist form, it was determined that there are foreseeable impacts from the Project that are additional to those identified in the MEIR, and/or impacts which require mitigation measures not included in the MEIR Mitigation Measure Checklist.

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 and that were not identified and analyzed in the MEIR. Both the MEIR mitigation checklist measures and the project-specific mitigation checklist measures will be imposed on this project.

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: Kelsey George Planner	SUBMITTED BY:  Israel Trejo, Supervising Planner PLANNING AND DEVELOPMENT DEPARTMENT
DATE: January 30, 2020	
Attachments:	-Notice of Intent -Initial Study (Appendix G) -MEIR Mitigation Monitoring Checklist Mitigation and Monitoring Reporting Program dated May 29, 2019

	- Project Specific Mitigation Monitoring Checklist dated May 29, 2019
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CITY OF FRESNO

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

Filed with: E202010000037

EA No. T-6280/P19-03525

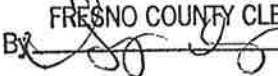
Vesting Tentative Tract Map No. 6280
Planned Development Permit No. P19-03951

APPLICANT:

Daniel Bond
Gateway Engineering
405 Park Creek Drive
Clovis, CA, 93611

PROJECT LOCATION:

Located on the southeast corner of North Dante and
North Polk Avenues in the City and County of Fresno,
California
APNs: 506-130-31S
Site Latitude: 36°49'44" N & Site Longitude:
119°53'18" W

FILED
JAN 30 2020 TIME 2:35pm
FRESNO COUNTY CLERK
By  DEPUTY

FRESNO COUNTY CLERK
2220 Tulare Street, Fresno, CA 93721

PROJECT DESCRIPTION: Daniel Bond, on behalf of Gateway Engineering, has filed Vesting Tentative Tract Map No. 6280 and Planned Development Permit No. P19-03951 pertaining to approximately 9.18 net acres of property located on the southeast corner North Dante and North Polk Avenues. Vesting Tentative Tract Map No. 6280 is a proposal to subdivide the property into a 90 lot single-family residential subdivision. Planned Development No. P19-03951 proposes a gated development with private streets and modified property development standards. The applications are consistent with the planned land use of medium density residential as designated by both the Fresno General Plan and the Bullard Community Plan.

The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is fully within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014. Therefore, the Planning and Development Department proposes to adopt a Mitigated Negative Declaration for this project.

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 were not identified and analyzed in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete has become available. 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, including the proposed environmental finding of a mitigated negative declaration and initial study and all documents and technical studies referenced in the initial study, as well as electronic copies of documents, may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, Third Floor, Room 3043, Fresno, California 93721-3604. Please contact Kelsey George at (559) 621-8060 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. Comments may be submitted at any time between the publication date of this notice and close of business on **February 19, 2020**. Please direct all comments to Kelsey George, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Third Floor, Room 3043, Fresno, California, 93721-3604; or by email, Kelsey.George@fresno.gov; or by facsimile, (559) 498 1026. Para información en español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070.

INITIAL STUDY PREPARED BY:
Kelsey George
Planner

SUBMITTED BY:

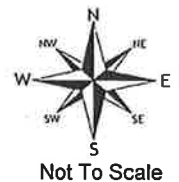

Israel Trejo, Supervising Planner
CITY OF FRESNO PLANNING AND
DEVELOPMENT DEPT

DATE: January 30, 2020

Vicinity Map



Subject property to developed
(±9.18 net acres)



PLANNING AND DEVELOPMENT DEPARTMENT

Vesting Tentative Tract Map No. 6280

**Planned Development
Permit No. P19-03951****Zone District:**

Existing: RS-5 (Single Family Residential – Medium Density)

APPENDIX G/INITIAL STUDY FOR A MITIGATED NEGATIVE DECLARATION

Environmental Checklist Form for: EA No. P19-03951

1.	Project title: Vesting Tentative Tract Map Application No. P19-03525 and Planned Development Permit Application No. P19-03951 Environmental Assessment Application No. P19-03951
2.	Lead agency name and address: City of Fresno Planning and Development Department 2600 Fresno Street Fresno, CA 93721
3.	Contact person and phone number: Kelsey George, Planner City of Fresno Planning and Development Department (559) 621-8060
4.	Project location: 6294 N Dante Avenue: Located on the southeast corner of North Dante Avenue and North Polk Avenue (APN: 506-130-31S)
5.	Project sponsor's name and address: Daniel Bond Gateway Engineering 405 Park Creek Drive Clovis, CA, 93611
6.	General & Community plan land use designation: Residential – Medium Density
7.	Zoning: RS-5 (Single Family Residential – Medium Density)

8.	<p>Description of project: Vesting Tentative Tract Map Application No. P19-03525 and Planned Development Permit Application No. P19-03951 and the related Environmental Assessment was filed by Daniel Bond of Gateway Engineering on behalf of Bonadelle Homes and pertains to approximately 9.18 net acres of vacant property located on the southeast corner of North Dante Avenue and North Polk Avenue.</p> <p>The project proposes a 90-lot single family residence subdivision with adequate parking, landscaping, and open space. The project will be a gated community and be required to comply with all development standards of the Fresno Municipal Code.</p>																						
9.	<p>Surrounding land uses and setting:</p> <table border="1"> <thead> <tr> <th></th><th>Planned Land Use</th><th>Existing Zoning</th><th>Existing Land Use</th></tr> </thead> <tbody> <tr> <td>North</td><td>Residential – Medium Density</td><td>RS-5/UGM <i>(Single Family Residential – Medium Density/Urban Growth Management)</i></td><td>Single Family Housing</td></tr> <tr> <td>East</td><td>Residential – Medium Density and Residential – Medium Low Density and</td><td>RS-5/UGM/cz and RS-4/UGM <i>(Single Family Residential – Medium Density/Urban Growth Management/conditions of zoning and Single Family Residential – Medium Low Density/Urban Growth Management)</i></td><td>Single Family Housing</td></tr> <tr> <td>South</td><td>Residential – Medium Low Density</td><td>RS-4/UGM <i>(Single Family Residential – Medium Low Density/Urban Growth Management)</i></td><td>Single Family Housing</td></tr> <tr> <td>West</td><td>Residential – Medium Density and Residential Multi-Family, Urban Neighborhood</td><td>RS-5/UGM and RM-2/UGM/cz <i>(Single Family Residential – Medium Density/Urban Growth Management)</i></td><td>Vacant</td></tr> </tbody> </table>				Planned Land Use	Existing Zoning	Existing Land Use	North	Residential – Medium Density	RS-5/UGM <i>(Single Family Residential – Medium Density/Urban Growth Management)</i>	Single Family Housing	East	Residential – Medium Density and Residential – Medium Low Density and	RS-5/UGM/cz and RS-4/UGM <i>(Single Family Residential – Medium Density/Urban Growth Management/conditions of zoning and Single Family Residential – Medium Low Density/Urban Growth Management)</i>	Single Family Housing	South	Residential – Medium Low Density	RS-4/UGM <i>(Single Family Residential – Medium Low Density/Urban Growth Management)</i>	Single Family Housing	West	Residential – Medium Density and Residential Multi-Family, Urban Neighborhood	RS-5/UGM and RM-2/UGM/cz <i>(Single Family Residential – Medium Density/Urban Growth Management)</i>	Vacant
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10.	<p>Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): San Joaquin Valley Air Pollution Control District, the Fresno Metropolitan Flood Control District, and various City of Fresno Departments.</p>																						
11.	<p>Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code (PRC) Section 21080.3.1? If so, is there a plan for consultation that includes, for</p>																						

	<p>example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?</p> <p>Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See PRC Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality.</p> <p>Currently, the Table Mountain Rancheria of California and Dumna Wo Wah tribes have requested to be notified pursuant to AB 52. A certified letter was mailed to the above mentioned tribes on October 23, 2019. The 30 day comment period ended on November 22, 2019. Both tribes did not request consultation.</p>
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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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.

	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Energy
	Geology/Soils		Greenhouse Gas Emissions		Hazards & Hazardous Materials
	Hydrology/Water Quality		Land Use/Planning		Mineral Resources
	Noise		Population /Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities/Service Systems		Wildfire		Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

<u> </u>	I find that the proposed project could not have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.
<u> X </u>	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.
<u> </u>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<u> </u>	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.
<u> </u>	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.

Kelsey George, Planner

January 30, 2020

EVALUATION OF ADDITIONAL ENVIRONMENTAL IMPACTS NOT ASSESSED IN THE MASTER ENVIRONMENTAL IMPACT REPORT (MEIR):

1. For purposes of this 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.
 - b. “Less Than Significant Impact” means there is an impact related to the threshold under consideration that was not previously examined in the MEIR, 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, 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.
- 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. "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).
- 6. Earlier analyses may be used where, pursuant to the tiering, program EIR or MEIR, 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.
7. 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.
 8. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 9. 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.
 10. 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 – Except as provided in Public Resources Code Section 21099, 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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) In nonurbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

The subject property is currently vacant. Due to the presence of above ground high voltage power lines traversing the southwest corner of the site, there will be a series of pocket parks which will provide passive open space within the subdivision. An existing single family residential subdivision to the east will abut the proposed subdivision and will be separated by a 6-foot masonry block wall. Existing single family subdivisions are also located to the north and south of the subject property. West of the subject property is primarily vacant. 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. Approval of the subject property will not create new sources of substantial light or glare which would affect day or night time views in the project area due to the existing ambient light emanating from the existing major streets. Furthermore, the entitlement review process will ensure that lights are located in areas that will minimize light sources to neighboring properties. As a result, the project will not have significant impact on aesthetics. The project will be subject to the aesthetics mitigation measures identified in MEIR No. certified for the City of Fresno General Plan update (SCH No. 2012111015). Conditions to ensure the project is aesthetically appealing will be further defined during the special permit review process to ensure that the development is consistent with all applicable plans and any applicable design guidelines.

The proposed building materials and architectural style will be compatible with the

surrounding environment and therefore no impacts will result beyond those identified in the MEIR.

Mitigation Measures

1. The proposed project shall implement and incorporate the aesthetic related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 2012111015 Mitigation Measure Monitoring Checklist dated January 30, 2020.

In conclusion, with MEIR mitigation measures incorporated, the project will not result in any aesthetic resource impacts beyond those analyzed in MEIR SCH No. 2012111015.

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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 property is currently vacant and has not been farmed since at least 1992, according to the City of Fresno's historical aerial photos. The subject property is surrounded predominantly by urban uses making agricultural uses impractical. The subject property and all of the properties within the general vicinity of the subject property are planned for urban uses by the Fresno General Plan and Bullard Community Plan. There are no existing agricultural uses of the subject property; and, the project does not have the potential to facilitate future conversion of agricultural lands within the vicinity. There are no forested lands occurring within the City sphere of influence. Therefore, there is no potential for environmental impacts related to agricultural and /or forestry resources to occur as a result of the proposed project.

Based upon the State of California Department of Conservation, the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and has no impacts in converting important farmland to non-agricultural uses. The site does not fall into any of the categories listed above and does not have a Williamson Act contract; nor does the site conflict with any existing agricultural zoning. Therefore, the proposed project on the subject site will not affect existing agriculturally zoned or Williamson Act contract parcels.

In conclusion, the proposed project would not result in any agriculture and forestry resource environmental impacts beyond those analyzed in the MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
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 (SJVAPCD) adopted thresholds for these pollutants)?				X
b) 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
c) Expose sensitive receptors to substantial pollutant concentrations?				X
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X

Setting

The subject site is located in the City of Fresno 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, rulemaking, rule enforcement, and monitoring under Federal and State Clean Air Acts and Clean Air Act Amendments.

California Global Warming Solutions Act – established in 2006, Assembly Bill 32 requires that California's Greenhouse Gas (GHG) emissions be reduced to 1990 levels by the year 2020. This will be implemented through a statewide cap on GHG emissions. Assembly Bill 32 also requires the California Air Resources Board (CARB) to develop regulations and a mandatory reporting system to monitor global warming emissions levels.

The Master Environmental Impact Report SCH No. 2012111015 prepared for the Fresno General Plan and Policy RC-4-c of the Fresno General Plan require that compute models used by the SJVAPCD be used to analyze development projects and estimate future air pollutant emissions that can be expected to be generated from operational emissions and construction activities.

CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas emissions associated with both construction and operations, as well as indirect emissions such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The model also identifies mitigation measures to reduce criteria pollutant and GHG emissions along with calculating the benefits achieved from those measures. The GHG mitigation measures were developed and adopted by the California Air Pollution Control Officers Association (CAPCOA).

The CalEEMod computer model evaluates the following emissions: ozone precursors (ROG and NOX), CO and SOX, both regulated categories of particulate matter, and greenhouse gas carbon dioxide (CO2). The model incorporates geographically-customized data on local vehicles, weather, and SJVAPCD rules.

CalEEMod Version 2016.3.2 was used to estimate construction and operational emissions resulting from the proposed project.

Construction Emissions

Construction-generated emissions are temporary and short term but have the potential to represent a significant air quality impact. The construction and development of the proposed project would result in the temporary generation of emissions. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities.

The SJVAPCD has adopted guidelines for determining potential adverse impacts to air quality in the region. The SJVAPCD guidelines state that construction activities are considered a potentially significant adverse impact if: the feasible control measures for construction in compliance with Regulation VIII as listed in the SJVAPCD guidelines are not incorporated or implemented; if the project generates emissions of reactive organic gases (ROG) or oxides of nitrogen (NOX) that exceeds 10 tons per year; or if the project generates emissions of respirable particulate matter (PM10) or fine particulate matter (PM2.5) that exceeds 15 tons per year.

Construction Activities/Schedule: CalEEMod default values were used for the construction schedule and off-road equipment. Construction activities will consist of multiple phases over approximately 2 years. These construction activities can be described as site improvements (demolition, grading, underground infrastructure, and topside improvements) and vertical construction (building construction and architectural coatings). For purposes of this analysis, it is assumed that the entire project is built-out from 2020 through 2021. This construction schedule is considered a worst-case scenario.

Site Improvements: The exact construction schedule of the entire project is largely dependent on market demands. For purposes of this analysis it is assumed that site improvements are installed in one phase. This approach will present a more conservative and worst-case scenario.

The site improvement phase of construction will begin with demolition and site preparation. The demolition step will include the use of excavators, dozers, and concrete/industrial saws to demolish the existing agricultural structure on the site. This step would take approximately 5 days. The site preparation step will include the use of dozers, backhoes, and loaders to strip (clear and grub) all organic materials and the upper half-inch to inch of soil from the project site. This task will include vehicle trips from construction workers. This step would take approximately 40 days.

After the site is striped of organic materials grading will begin. This activity will involve the use of excavators, graders, dozers, scrapers, loaders, and backhoes to move soil

around the project site to create specific engineered grade elevations and soil compaction levels. Grading the project site would take approximately 110 days and will include vehicle trips from construction workers. (Note: It would be possible to grade the site under a more compacted schedule with extra equipment operating or under a longer timeframe with less equipment.).

The last task is to install the topside improvements, which includes pouring concrete curbs, gutters, sidewalks, and access aprons and then paving of all streets and parking lots. This task will involve the use of pavers, paving equipment, and rollers and will take approximately 75 days and will include vehicle trips from construction workers. (Note: It would be possible to install the topside improvements under a more compacted schedule with extra equipment operating or under a longer timeframe with less equipment).

Building Construction/Architectural Coatings: Building construction involves the vertical construction of structures and landscaping around the structures. This task will involve the use of cranes, forklifts, generator sets, welders, and tractors/loaders/backhoes. The exact construction schedule of the entire project is largely dependent on market demands. For purposes of this analysis it is assumed that the full build out for the project will be constructed over an approximately 2-year period. Architectural coatings involve the interior and exterior painting associated with the structures. This task will generally begin after construction begins on the structure and will generally be completed with the completion of the individual buildings.

Construction Emissions: The proposed project is larger in scope and size than the SJVAPCD's Small Project Analysis Level (SPAL); therefore, a quantification of the emissions of ROG, NOX, PM10, and PM2.5 that will be emitted by project construction has been performed. CalEEModTM (v. 2016.3.2) was used to estimate construction emissions for the proposed project. Below is a list of model assumptions used in the construction screens of CalEEMod. The CalEEMod assumptions and outputs are included in Appendix A.

Table 1 presents the estimated construction phase schedule, which shows the duration of each construction phase.

Table 1: Construction Phase Detail

Phase Number	Phase Name	Start Date	End Date	# Days/Week	# Days
1	Demolition	3/30/2020	4/24/2020	5	20
2	Site Preparation	4/25/2020	5/8/2020	5	10
3	Grading	5/9/2020	6/5/2020	5	20
4	Paving	6/6/2020	4/23/2021	5	230
5	Building	4/24/2021	5/21/2021	5	20

	Construction				
6	Architectural Coating	5/22/2021	6/18/2021	5	20

SOURCE: CALEEMOD (V. 2016.3.2)

Table 2 shows the off-road construction equipment used during construction for each phase. Table 3 shows the construction emissions for the construction years 2020 through 2021. Following these tables are a list of default factors that were used in the model.

Table 2: Off-Road Equipment

Equipment Type	Unit Amount	Hours/Day	Horsepower	Load Factor
Demolition				
Concrete/Industrial Saws	1	8.00	81	0.73
Rubber Tired Dozers	2	8.00	247	0.40
Excavators	3	8.00	158	0.38
Site Preparation				
Rubber Tired Dozers	3	8.00	247	0.40
Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading				
Excavators	2	8.00	158	0.38
Graders	1	8.00	187	0.41
Rubber Tired Dozers	1	8.00	247	0.40
Scrapers	2	8.00	367	0.48
Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction				
Cranes	1	7.00	231	0.29
Forklifts	3	8.00	89	0.20
Generator Sets	1	8.00	84	0.74
Tractors/Loaders/Backhoes	3	7.00	97	0.37
Welders	1	8.00	46	0.45
Paving				
Pavers	2	8.00	130	0.42
Paving Equipment	2	8.00	131	0.36
Rollers	2	8.00	80	0.38
Architectural Coatings				
Air Compressors	1	6.00	78	0.48

SOURCE: CALEEMOD (V. 2016.3.2).

Table 3: Construction Emissions (Unmitigated)

Thresholds	ROG	NO_x	PM₁₀	PM_{2.5}
	≤ 10 tons/year	≤ 10 tons/year	≤ 15 tons/year	≤ 15 tons/year
2020	0.2505	2.3372	0.3071	0.2067
2021	1.6195	0.8997	0.0615	0.0478

Maximum	1.6195	2.3372	0.3071	0.2067
Threshold Exceeded in Any Year?	No	No	No	No

NOTES: THE AIR DISTRICT IS ATTAINMENT FOR CO AND SO₂.

SOURCE: CALHEMOD (v. 2016.3.2).

The SJVAPCD has established construction related emissions thresholds of significance as follows: 10 tons per year of ROG, 10 tons per year of NO_x, or 15 tons per year of PM₁₀ or P_{2.5}. If the proposed project's emissions will exceed the SJVAPCD's threshold of significance for construction-generated emissions, the proposed project will have a significant impact on air quality and all feasible mitigation are required to be implemented to reduce emissions. As shown in Table 3, annual emissions of ROG, NO_x, PM₁₀, and PM_{2.5} will not exceed the SJVAPCD thresholds of significance in any given year during project construction. Because the emissions are well below the SJVAPCD thresholds of significance, no mitigation measures are required.

Operational Emissions

The SJVAPCD is tasked with implementing programs and regulations required by the Federal Clean Air Act and the California Clean Air Act. In that capacity, the SJVAPCD has prepared plans to attain Federal and State ambient air quality standards. To achieve attainment with the standards, the SJVAPCD has established thresholds of significance for criteria pollutant emissions in their *SJVAPCD Guidance for Assessing and Mitigating Air Quality Impacts* (2015). Projects with emissions below the thresholds of significance for criteria pollutants would be determined to "Not conflict or obstruct implementation of the District's air quality plan".

The proposed project would be a direct and indirect source of air pollution, in that it would generate and attract vehicle trips in the region (mobile source emissions) and it would increase area source emissions and energy consumption. The mobile source emissions would be entirely from vehicles, while the area source emissions would be primarily from the use of natural gas fuel combustion, landscape fuel combustion, consumer products, and architectural coatings.

CalHEMODTM (v.2016.3.2) was used to estimate emissions for buildout of the proposed project. Table 4 shows the emissions, which include mobile, area source, and energy emissions of criteria pollutants that would result from operations of the proposed project. The CalHEMOD assumptions and outputs are included in Appendix A.

Table 4: Overall Operational (Unmitigated)

	ROG (tons/year)	NO_x (tons/year)	PM₁₀ (tons/year)	PM_{2.5} (tons/year)
Thresholds	≤ 10 tons/year	≤ 10 tons/year	≤ 15 tons/year	≤ 15 tons/year
Area	0.8090	0.0414	6.4100e-003	6.4100e-003

	ROG (tons/year)	NOx (tons/year)	PM₁₀ (tons/year)	PM_{2.5} (tons/year)
Thresholds	≤ 10 tons/year	≤ 10 tons/year	≤ 15 tons/year	≤ 15 tons/year
Energy	0.0127	0.1084	8.7700e-003	8.7700e-003
Mobile	0.3250	3.9653	0.9700	0.2717
Total	1.1467	4.1151	0.9851	0.2868
Threshold Exceeded?	No	No	No	No

NOTES: UM = UNMITIGATED, M = MITIGATED; THE AIR DISTRICT IS IN ATTAINMENT FOR CO, AND SO₂.
SOURCE: CALFEEMOD (v.2016.3.2).

As described above, the project will not occur with potential to contribute substantially or cumulatively to existing or projected air quality violations, impacts, or increases of criteria pollutants for which the San Joaquin Valley region is under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors). The project will comply with all air quality plans. Therefore, no violations of air quality standards will occur and no net increase of pollutants will occur.

During construction, the various diesel-powered vehicles and equipment in use on-site could create localized odors. These odors would be temporary and are not likely to be noticeable for extended periods of time beyond the subject site. In addition, once the project is passed the construction phase and is operational, there would be no source of odor emission from the project.

The San Joaquin Valley Air Pollution Control District staff has reviewed the proposed project. The project will be subject to the rules, regulations, and strategies of the SJVAPCD and all air quality mitigation measures outlined in MEIR SCH No. 2012111015.

In conclusion, there are no significant air quality or global climate change impacts perceived to occur as a result of the proposed project, no violations of air quality standards will occur, and no net increase of air pollutants will occur when all mitigation measures are implemented.

Mitigation Measures

1. The proposed project shall implement and incorporate the air quality related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 2012111015 Mitigation Measure Monitoring Checklist dated January 30, 2020.

In conclusion, with MEIR mitigation measures incorporated, the project will not result in any air quality resource impacts beyond those analyzed in MEIR SCH No. 2012111015.

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 US 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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 will not directly affect any sensitive, special status, or candidate species, nor would it modify any habitat that supports them. The project site is vacant, and has been since at least 1992 according to City of Fresno historical photographs. The surrounding area is mostly built out with single family housing, with few vacant parcels in the vicinity of the subject site. Thus, it does not provide suitable habitat for any special-status plant species and limited habitat for special-status wildlife species.

Riparian habitat or any other sensitive natural community identified by the California Department of Fish and Game or the US Fish and Wildlife Service are not located on the subject property. In addition, no federally protected wetlands are located on the subject site. Therefore, there would be no impacts to riparian species or habitat or other sensitive wetland communities.

Wildlife species that often occur within vacant fields include gophers, California ground squirrels, mourning dove, mockingbird, white-crowned sparrows, and ravens. Additionally, the presence of birds and small mammals is an attractant to both foraging raptors, such as hawks and owls, and mammalian predators. Mammalian predators occurring on the site could include raccoons, coyotes, and red foxes, as these species are tolerant of human and other disturbance. Various species of bat may also forage

over portions of the subject site for flying insects. Several Code enforcement/weed abatement issues as recent as 2017 have potentially impacted the ability for these species to burrow, as brush and debris has been regularly removed from the lot.

Mitigation Measure MM BIO-1 of MEIR SCH No. 2012111015 for the Fresno General Plan requires construction of a proposed project to avoid, where possible, vegetation communities that provide suitable habitat for a special-status species known to occur within the Planning Area. If construction within potentially suitable habitat must occur, the presence/absence of any special-status plant or wildlife species must be determined prior to construction, to determine if the habitat supports any special-status species. If special-status species are determined to occupy any portion of a project site, avoidance and minimization measures shall be incorporated into the construction phase of a project to avoid direct or incidental take of a listed species to the greatest extent feasible.

Furthermore, Mitigation Measure MM BIO-2 of MEIR SCH No. 2012111015 for the Fresno General Plan requires that any direct or incidental take of any state or federally listed species should be avoided to the greatest extent feasible. If construction of a proposed project will result in the direct or incidental take of a listed species, consultation with the resources agencies and/or additional permitting may be required. Agency consultation through the California Department of Fish and Wildlife (CDFW) 2081 and U.S. Fish and Wildlife Service (USFWS) Section 7 or Section 10 permitting processes must take place prior to any action that may result in the direct or incidental take of a listed species. Specific mitigation measures for direct or incidental impacts to a listed species will be determined through agency consultation.

Mitigation Measure MM BIO-4 of MEIR SCH No. 2012111015 for the Fresno General Plan requires projects within the Planning Area to avoid, if possible, construction within the general nesting season of February through August for avian species protected under Fish and Game Code 3500 and the Migratory Bird Treaty Act (MBTA), if it is determined that suitable nesting habitat occurs on a project site. If construction cannot avoid the nesting season, a pre-construction clearance survey must be conducted to determine if any nesting birds or nesting activity is observed on or within 500-feet of a project site. If an active nest is observed during the survey, a biological monitor must be on site to ensure that no proposed project activities would impact the active nest. A suitable buffer will be established around the active nest until the nestlings have fledged and the nest is no longer active. Project activities may continue in the vicinity of the nest only at the discretion of the biological monitor.

The project will also have to comply with Project Specific Mitigation Measure BIO-1 which requires the project to avoid or minimize impacts should evidence of the presence of any special species be found.

Natural communities of special concern are those that are of limited distribution, distinguished by significant biological diversity, home to special status plant and animal species, of importance in maintaining water quality or sustaining flows, etc. Examples of

natural communities of special concern in the San Joaquin Valley could include: open, ruderal/nonnative grassland habitat, which is infrequently disturbed, vernal pools and various types of riparian forest. No natural communities of special concern are identified on the project site.

Wildlife movement corridors are areas where wildlife species regularly and predictably move during foraging, or during dispersal or migration. Movement corridors in California are typically associated with valleys, rivers and creeks supporting riparian vegetation, and ridgelines. Such geographic and topographic features are absent from the project site. Additionally, due to the presence of developed lands and urban uses surrounding the subject property, there is limited potential for project related activities to have an impact on the movement of wildlife species or established wildlife corridors. Compliance with the biological Mitigation Measures of MEIR SCH No. 2012111015 for the Fresno General Plan through preparation of a pre-construction biological survey prior to construction, to determine if the project site supports any special-status species. If a special-status species is determined to occupy any portion of a project site, avoidance and minimization measures shall be incorporated into the construction phase of a project to avoid direct or incidental take of a listed species to the greatest extent feasible.

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

Implementation of all Biological Resource related mitigation measures of MEIR SCH No. 2012111015 for the Fresno General Plan have been applied to the proposed project. 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 will be no impacts to Biological Resources.

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 resource related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 2012111015 Mitigation Measure Monitoring Checklist dated January 30, 2020.

In conclusion, with MEIR mitigation measures incorporated, the project will not result in any biological resource impacts beyond those analyzed in MEIR SCH No. 2012111015.

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 Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
c) 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 property. Past record searches for the region have not revealed the likelihood of cultural resources on the subject property or in its immediate vicinity. Therefore, it is not expected that the proposed project may impact cultural resources. However, previously unknown paleontological resources or undiscovered human remains could be disturbed during project construction. Therefore, due to the ground disturbing activities that will occur as a result of the project, Measure CUL-1 and CUL-2 within the MEIR SCH No. 2012111015 for the Fresno General Plan, Mitigation Monitoring Checklist to address archaeological resources, paleontological resources, and human remains will be employed to guarantee that should archaeological and/or animal fossil material be encountered during project excavations, then work shall stop immediately; and, that qualified professionals in the respective field are contacted and consulted in order to ensure that the activities of the proposed project will not involve physical demolition, destruction, relocation, or alteration of historic, archaeological, or paleontological resources.

Mitigation Measures

1. The proposed project shall implement and incorporate the cultural resource related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 2012111015 Mitigation Measure Monitoring Checklist dated January 30, 2020.

In conclusion, with MEIR mitigation measures incorporated, the project will not result in any cultural resource impacts beyond those analyzed in MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

The proposed project will consume energy in the short-term during project construction and in the long-term during its daily operations and activities. During construction, the project would typically consume energy by construction vehicles and related equipment. Energy consumption would also occur with operations and activities by residents and guests of the single family housing residential development such as heating and cooling, refrigeration, lighting, electronics, vehicle trips associated with the residential use.

The California Building Standards Code addresses regulations that apply to the planning, design, operation, construction, use and occupancy of newly constructed buildings or structures. Per these standards, the California Energy Code and the California Green Building Standards Code, (*CALGreen*) provide mandatory standards to maximize energy conservation with the use of recycled materials and products in order to reduce materials costs. As such, it is anticipated that materials used in construction of the single family housing residential development would not involve the wasteful, inefficient, or unnecessary consumption of energy.

The proposed project would be required to comply with the State-mandated building codes to meet minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of these standards significantly increases energy savings, and adherence to State mandated code requirements and conservation requirements in the Energy Code and CALGreen would ensure that project development would not result in wasteful, inefficient, or unnecessary consumption of energy resources. As a result, the project will have a less than significant impact on energy.

In conclusion, the proposed project would not result in any energy resource impacts beyond those analyzed in MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or Indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				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. Any future development of the property requires compliance with grading and drainage standards of the City of Fresno and Fresno Metropolitan Flood Control District Standards. There will be no grade differentials on the subject property of more than six inches unless approved by the City of Fresno.

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 faults, 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 project does not include the construction, replacement, or disturbance of septic tanks or alternative wastewater disposal systems. The project will be required to hook up to existing sewer services (See Utilities Section for more details). Therefore, there is no impact.

No adverse environmental effects related to topography, soils, or geology are expected as a result of this project since the project involves new construction. Implementation of the mitigation measures listed in the Master Environmental Impact Report SCH No. 2012111015 Mitigation Measure Monitoring Checklist dated January 30, 2020 will ensure that no adverse environmental effects related to topography, soils, or geology will result from the proposed project.

In conclusion, the proposed project would not result in any geology and soil resource impacts beyond those analyzed in MEIR SCH No. 2012111015.

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

As noted in the Air Quality section, the proposed project will not have any significant impacts on air quality or global climate change. The proposed project will not occur at a scale or scope with potential to contribute substantially or cumulatively to the generation of greenhouse gas emissions, either directly or indirectly. Under the MEIR and General

Plan mitigation measures and policies for reducing all forms of air pollution, levels of greenhouse gases will be reduced along with other regulated air pollutants.

The City of Fresno prepared a Greenhouse Gas Reduction Plan as part of the General Plan Update, which included an emission reduction target for demonstrating consistency with State greenhouse gas reduction targets. The General Plan contains several policies designed to reduced greenhouse gar emissions. Due to its proposed location on a vacant/underutilized parcel, the project is consistent with the following policies:

Policy LU-2-a: Infill Development and Redevelopment. Promote development of vacant, underdeveloped, and re-developable land within the City Limits where urban services are available by considering the establishment and implementation of supportive regulations and programs.

Policy MT-2-c: Reduce VMT through Infill Development. Provide incentives for infill development that would provide jobs and services closer to housing and multi-modal transportation corridors, and vice versa, in order to reduce citywide vehicle miles travelled.

Policy RC-8-a: Existing Standards and Programs. Continue existing beneficial energy conservation programs, including adhering to the California Energy Code in new construction and major rennovations.

In addition, the proposed project will comply with the City of Fresno GHG Reduction Plan strategies including energy efficiency in new buildings, water conservation, and compact and infill development. The proposed project is consistent with the City's General Plan policies pertaining to greenhouse gases, and implements greenhouse gas reduction features included in the City's GHG Reduction Plan.

The proposed project will not affect greenhouse gas emissions beyond what was analyzed in the Master Environmental Impact Report SCH No. 2012111015 Mitigation Measure Monitoring Checklist dated January 30, 2020.

Mitigation Measures

1. The proposed project shall implement and incorporate the greenhouse gas emissions related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 2012111015 Mitigation Measure Monitoring Checklist dated January 30, 2020.

In conclusion, the proposed project would not result in any greenhouse gas emission environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. 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
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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

The subject sites on the southwest corner of West Corona and North Polk Avenues are bisected by PG&E high voltage transmission power lines and transmission towers which traverse the project site in a northwest to southeast direction. Recently, some private and public agencies have expressed concern regarding possible adverse health effects, which may result from the electromagnetic fields generated by the flow of electricity through the high voltage transmission lines.

The Environmental Protection Agency (EPA) released a study document summarizing the evidence about electromagnetic and its effects on human health. The study that, as related to electromagnetic fields, there is only a limited understanding of how it might lead to carcinogenesis and there is not enough knowledge to warrant a dose response assessment. The EPA decided that the evidence suggests a hazard but declined to apply a classification scheme to this kind of agent as is currently known for hazardous chemicals. The California Department of Health Services has concurred with this judgement.

The subject site is located within Safety Zone 6: Traffic Pattern Zone of Sierra Sky Park airport. The project meets all the provisions of Table 3A (*Safety Criteria Matrix*) of the Fresno County Airport Land Use Compatibility Plan (ALUCP). The project is 2 miles away from Sierra Sky Park Airport and does not pose any safety hazard or excessive noise for people residing or working in the project area. The project is compatible with all other safety criteria, noise compatibility criteria, and airspace protection, thus it will have no impacts

Aside from the potential hazard posed by transmission lines, there are no known existing hazardous material conditions on the site. 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. Nor is it near any wildland fire hazard zones, and

poses no interference with the City's or County's Hazard Mitigation Plans or emergency response plans.

Construction of the project would require the use and transport of hazardous materials, typically fuels, oils, and other chemicals. These materials will likely be stored by the contractors on the subject during the construction phase. These materials will be required to be stored in compliance with all standards and regulations established by the Department of Toxic Substance Control, the U.S. Environmental Protection Agency, and the Occupational Safety and Health Administration. Any use of hazardous materials would be restricted to the construction phase of development. The proposed project itself does not contain, use, or produce any hazardous materials.

In conclusion, with MEIR mitigation measures incorporated, the project will not result in any hazards and hazardous material impacts beyond those analyzed in MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?		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, or through the addition of impervious surfaces, in a manner which would:		X		

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Result in a substantial erosion or siltation on- or off-site;		X		
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site:		X		
iii) 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; or		X		
iv) Impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				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, increase 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) and County's Sustainable Groundwater

Management Act. The Fresno Metropolitan Water Resource Management Plan, which has been adopted and the accompanying Final EIR (SCH #922029) certified, is also under revision., the purpose of these management plans is to provide safe, adequate, and dependable water supplies in order to meet the future needs of the metropolitan area in an economical manner; protect groundwater quality from further degradation and overdraft; and, provide a plan of reasonably implementable measures and facilities. City water wells, pump stations, recharge facilities, water treatment and distribution systems have been expanded incrementally to mitigate increased water demands and respond to groundwater quality challenges.

Adverse groundwater conditions of limited supply and compromised quality have been well documented by planning, environmental impact report and technical studies over the past 20 years including the Master Environmental Impact Report No. 2012111015 for the Fresno General Plan, Final EIR No.10100, Final EIR No.10117 and Final EIR No. SCH 95022029 (Fresno Metropolitan Water Resource Management Plan), et al. These conditions include water quality degradation due to contamination from 1,2-dibromo-3-chloropropane (DBCP), ethylene-dibromide (EDB), trichloroethylene (TCE), 1,2,3-trichloropropane (TCP), tetrachloroethylene (PCE), 1,1-dichloroethane (DCE), nitrate, and from naturally occurring arsenic, iron, manganese, and radon concentrations; low water well yields in some parts of the City; limited aquifer storage capacity from over-utilization; limited recharge activities; and, intensive urban or semi-urban development occurring up-gradient from the Fresno Metropolitan Area.

The City of Fresno is actively addressing these issues through citywide metering and updating water use targets and the water shortage contingency plan in the City's Urban Water Management Plan (UWMP). The Fresno Metropolitan Water Resource Management Plan, which has been adopted and the accompanying Final EIR (SCH #95022029) certified. The purpose of these management plans is to provide safe, adequate, and dependable water supplies in order to adequately meet existing and the future needs of the metropolitan area in an economical manner; protect groundwater quality from further degradation and overdraft; and, provide a plan of reasonably implementable measures and facilities. City water wells, pump stations, recharge facilities, water treatment and distribution systems have been expanded incrementally to mitigate increased water demands and respond to groundwater quality challenges.

In response to the need for a comprehensive long-range water supply and distribution strategy, the Fresno General Plan recognizes regional water resource planning efforts, such as, the Kings Basin's Integrated Regional Water Management Plan, the Fresno-Area Regional Groundwater Management Plan, and City of Fresno Metropolitan Water Resource Management Plan and cites the findings of the City of Fresno 2010 UWMP. The purpose of these management plans is to provide safe, adequate, and dependable water supplies on order to adequately meet existing and future needs of the Kings Basin regions and the Fresno-Clovis metropolitan area in an economical manner; protect groundwater quality from further degradation and overdraft; and, provide a plan of reasonably implementable measures and facilities.

The 2010 Urban Water Management Plan, Figure 4-3 (incorporated by reference) illustrates the City of Fresno's goals to achieve a 'water balance' between supply and demand while decreasing reliance upon and use of groundwater. To achieve these goals the City is implementing a host of strategies, including:

- Intentional groundwater recharge through reclamation at the City's groundwater recharge facility at Leaky Acres (located northwest of Fresno-Yosemite International Airport), refurbish existing streams and canals to increase percolation, and recharge at Fresno Metropolitan Flood Control District's (FMFCD) storm water basins;
- Increase use of existing surface water entitlements from the Kings River, United States Bureau of Reclamation and Fresno Irrigation District for treatment at the Northeast Surface Water Treatment Facility (NESWTF) and construct a new Southeast Surface Water Treatment Facility (SESWTF); and
- Recycle wastewater at the Fresno-Clovis Regional Wastewater Reclamation Facility (RWRF) for treatment and re-use for irrigation, and to percolation ponds for groundwater recharge. Further actions include the General Plan, Policy RC-6-d to prepare, adopt and implement a City of Fresno Recycled Water Master Plan.

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. One of the primary objectives of Fresno's future water supply plans detailed in Fresno's Metropolitan Water Resources Management Plan, 2010 & 2015 UWMPs is to balance groundwater operations through a host of strategies. Through careful planning, Fresno has designed a comprehensive plan to accomplish this objective by increasing utilization of surface water supplies through expansion of surface water treatment facilities, intentional recharge, and conservation, thereby reducing groundwater pumping. The City continually monitors impacts of land use changes and development project proposals on water supply facilities by assigning fixed demand allocations to each parcel by land use as currently zoned or proposed to be rezoned.

Until 2004, groundwater was the sole source of water for the City. In June 2004, the 30 Million Gallon Per Day (MGD) Northeast Surface Water Treatment Facility ("NESWTF") began providing Fresno with water treated to drinking water standards and in May 2018, the 54 MGD Southeast Surface Water Treatment Facility ("SESWTF") became operational. In order to meet demands anticipated by the growth implicit in the 2025 Fresno General Plan further construction of surface water treatments facilities and recycled water facilities will be required. Surface water is used to replace lost groundwater through Fresno's intentional recharge program at the City-owned Leaky Acres, Nielsen Recharge Facility, and smaller facilities in Southeast Fresno. Fresno

holds contracts to surface water supplies from Millerton Lake and contractual rights to surface water from Pine Flat Reservoir. In 2010, Fresno renewed its contract with the United States Bureau of Reclamation, which entitles the City to 60,000 acre-feet per year of Class 1 water into the extended future. This water supply has further increased the reliability of Fresno's water supply.

Also, during the period 2005 to 2014, Fresno updated its Metropolitan Water Resources Management Plan designed to ensure the Fresno metro area has a reliable water supply through 2025. The plan implements a conjunctive use program, combining groundwater, treated surface water, intentional recharge and an enhanced water conservation program.

The use of groundwater will continue to be an important part of the City's supply but will not be relied upon as heavily as has historically been the case. The 2015 UWMP shows that groundwater pumped by the City has decreased from approximately 148,006 AF/year in 2008 to approximately 83,360 AF/year in 2015. With the 54-MGD SESWTF (expandable to 80-MGD) coming online in 2018 it is anticipated further groundwater pumping reductions will be realized. The projected total estimated groundwater yield for the 2040 is approximately 148,900 AF/year, inclusive of intentional recharge (Table 6-3, 2015 UWMP). In order to meet future demand projections, the City is planning to rely on expanding their delivery and treatment of surface water supplies and groundwater recharge activities.

The City has been adding to and upgrading its water supplies through capital improvements, including adding pipelines to distribute treated surface water as previously discussed. Additionally, in 2009, the treatment capacity of the Fresno/Clovis Regional Wastewater Reclamation Facility was improved. The City has recently been providing tertiary treatment at some of its wastewater treatment plants to supply tertiary treated recycled water for landscape irrigation to new growth areas and the North Fresno Wastewater Reclamation Facilities Satellite Plant was developed to serve the Copper River development and golf course in the northern part of Fresno.

In addition, the General Plan policies require the City to maintain a comprehensive conservation program to help reduce per capita water usage, and includes conservation programs such as landscaping standards for drought tolerance, irrigation control devices, leak detection and retrofits, water audits, public education and implementing US Bureau of Reclamation Best Management Practices for water conservation to maintain surface water entitlements.

The City also has implemented an extensive water conservation program which is detailed in Fresno's current UWMP and additional conservation is anticipated as more of the City's residential customers become metered. The City implemented a residential water meter program; installing and metering water service for all single-family residential customers in the City by 2013. In terms of water conservation efforts, the recent completion of the residential meter installation project realized the single largest

reduction of water use. Prior to initializing the meter installation project water use in the City was at a high of 168,122 AF/year in 2008 (Table 4-1, 2015 UWMP). At completion of the meter installation project water use dropped to 135,595 AF/year. Although implementation of this project occurred during the economic downturn, water use has remained at or below this value, except in 2013 when there was a noticeable jump in use. The implementation of the metering project yielded a water savings of approximately 30,000 AF/year.

Fresno continues to periodically update its water management plans to ensure the cost-effective use of water resources and continued availability of groundwater and surface water supplies. These plans, policies, and programs are in response to Mitigation Measures HYD-1, HYD-2, HYD-5.1, HYD-5.2, HYD-5.3, HYD-5.4, and HYD-5.5 of MEIR SCH No. 2012111015 which requires the City to partner with agencies to reduce water related environmental impacts.

In accordance with the provisions of the Fresno General Plan Update and MEIR No. 2012111015 mitigation measures, project specific water supply and distribution requirements must assure that an adequate source of water supply 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 City of Fresno Department of Public Utilities, Water Division has reviewed the proposed project and has determined water service will be available to serve the proposed project subject to payment of applicable fees and compliance with the Department of Public Utilities standards, specifications, and policies.

The project can potentially impact water quality standards and/or waste discharge during construction, which would be temporary impacts, and operation. The project is small in scale but construction-related activities (grading, removal of vegetation cover, excavation) could temporarily increase runoff and erosion. In accordance with the National Pollution Discharge Elimination System, the project is required to prepare a Stormwater Pollution Prevention Plan which has been deemed effective at controlling erosion, sedimentation, and runoff during construction by the Regional Water Quality Control Board.

As part of the development, the project is required to install curb, gutter, sidewalk, driveways, landscaping, and residences. These activities can have minor changes to the stormwater drainage pattern. The project has been reviewed by the Fresno Metropolitan Flood Control District (FMFCD) and conditions and requirements pertaining to drainage have been applied to the project and provided to the developer. Further, and as identified in Project Specific Mitigation Measure HYD – 1, the project will be required to provide grading and drainage plans in compliance with all regulations and conditions by FMFCD.

The subject site is not within a floodway or base floodplain (100 year) elevation. In addition, the proposed project does not include any structures that would be subject to flooding from watercourse or dam inundation. There are no bodies of water near the site that would create the risk of hazards from seiche, tsunami, or mudslide. The water will not conflict, with water quality control plans or sustainable groundwater management plans.

Mitigation Measures

1. The proposed project shall implement and incorporate the hydrology related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 2012111015 Mitigation Measure Monitoring Checklist dated January 30, 2020.
2. The proposed project shall implement and incorporate the hydrology related mitigation measure as identified in the attached Project Specific Mitigation Monitoring Checklist dated January 30, 2020.

In conclusion, with MEIR mitigation measures incorporated, the project will not result in any hydrology or water quality impacts beyond those analyzed in MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

The Fresno General Plan designates the zoning of the subject site as RS-5/UGM with a planned land use designation of Single Family Residential – Medium Density. The proposed project complies with the density and development standards of these designations.

The immediate vicinity of the subject site is comprised of other residential neighborhoods and vacant land. There are two schools less than a mile away from the subject site. There is a built out roadway network with access to pedestrian and bicycle trails. The development of a 90-lot subdivision has no characteristics that would divide the Bullard Community area. Development of the vacant parcels would be consistent with the surrounding areas.

Based on compliance with the goals, objectives, and policies referenced below, the project is determined to be consistent with the Fresno General Plan goals and objectives related to land use and urban form.

- Goal 1: Increase opportunity, economic development, business, and job creation
- Goal 7: Provide for a diversity of districts, neighborhoods, housing types, residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the City of Fresno
- Goal 12: Resolve existing public infrastructure and service deficiencies, make full use of existing infrastructure, and invest improvements to increase competitiveness and promote economic growth.
- Policy LU-1 and LU-2: Promote development of vacant, under developed, and re-developable land within the existing City Limits
- Policy LU-5: Promote medium density residential uses to maximize efficient use of residential property through a wide range of densities.

The subject site is located in an area that is planned for residential development and is determined to be consistent with respective General Plan goals and policies. The subject site will not conflict with any conservation plans because it is not located within a conservation planned area.

In conclusion, the proposed project would not result in any land use and planning environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. 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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 property is not located in an area designated for mineral resource preservation or recovery. Therefore, it will not result in a loss of availability of a known mineral resource or a locally important mineral resource.

In conclusion, the proposed project would not result in any mineral resource environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within the vicinity of a private airstrip or 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

The project proposed to subdivide the southeast corner of N Dante and N Polk Avenues into a 90-lot single family residential development. There will be short term noise impacts generated by the project during the construction phase and long term noise impacts primarily generated by traffic to the future residents as residential is a noise-sensitive use.

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 groundbourne vibration or noise levels. Conditions of Approval related to construction-related activity will require incorporation of noise reduction measures into their construction. However, this would only be during the construction phase of the proposed project and thus, this is a less than significant impact.

The primary source of on-going, long term noise from the project will be traffic from vehicles traveling to and from the site. Project Specific Mitigation Measure NOI-1 and NOI-2 require design elements that are effective in mitigating noise impacts for future residents. These mitigation measures include the construction of a noise attenuation wall, air and mechanical ventilation, and redesign of second story balconies.

The subject site is located within Safety Zone 6: Traffic Pattern Zone of Sierra Sky Park airport. The project meets all the provisions of Table 3A (*Safety Criteria Matrix*) of the Fresno County Airport Land Use Compatibility Plan (ALUCP). The project is 2 miles away from Sierra Sky Park Airport and does not pose any safety hazard or excessive noise for people residing or working in the project area. The project is compatible with all other safety criteria, noise compatibility criteria, and airspace protection, thus it will have no impacts. Both N Polk and N Dante Avenues are designated collector streets and are also a source of noise. However, the City of Fresno Noise Element in the

Fresno General Plan establishes a land use compatibility criterion of 60 dB DNL for exterior noise levels in outdoor activity areas of new residential developments, or up to 65dB with best available noise reduction building design. 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.

Although the project could create additional activity in the area, the project will be required to comply with all noise policies from the Fresno General Plan and the Fresno Municipal Code. Therefore, no significant effects will occur from either transportation or stationary noise sources and the proposed project will not expose persons to excessive noise levels.

Mitigation Measures

1. The proposed project shall implement and incorporate the noise related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 2012111015 Mitigation Measure Monitoring Checklist dated January 30, 2020.
2. The proposed project shall implement and incorporate the noise related mitigation measures as identified in the attached Project Specific Mitigation Measures dated January 30, 2020.

In conclusion, the proposed project would not result in any noise environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned 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	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

The 9.18 acre site (net) and the analysis included in the City's General Plan MEIR assumed that the site would be developed with Single Family Residential Medium Density with up to 120 dwelling units. The addition of 90-lot single family residential subdivision would not induce substantial population growth since the medium density residential would allow for 120 lots and the project proposes 90 lots.

The proposed project will not displace any existing housing. The project will not result in displacement of any persons as there are no residential units on the subject property. The project would not displace housing as the site is currently vacant. Based on the information noted above, it can be concluded that no population and housing impacts will result in environmental impacts beyond those previously analyzed.

In conclusion, the proposed project would not result in any population and housing environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES – Would the project:				
a) 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:				

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Drainage and flood control??			X	
Other public facilities?			X	

The subject site is located in a single-family residential area in the northwestern portion of the City of Fresno. The immediate vicinity includes single family residential and vacant lots, though the area is primarily built out and serviced by existing schools, fire and police stations, and other public facilities.

The Department of Public Utilities has reviewed the proposed project and has determined that adequate sewer (memo dated December 9, 2019), water (memo dated November 7, 2019), and solid waste facilities (memo dated December 9, 2019) are available to the subject property subject to compliance with the conditions submitted by the Department of Public Utilities.

The subject site is within the North Central Fire District and serviced by Fire Station 14. City fire services are also available to the subject site per the conditions stated in the memo dated November 22, 2019.

The subject site is within the Central Unified School District and will have to pay any applicable school district fees. Existing schools Rio-Vista Middle School, River Bluff Elementary, and Saroyan Elementary are within a 1-mile radius of the subject site.

The site will be serviced by the Northwest Police District and the Northwest Police station, which is with 4 miles of the subject site.

The project does not include any parkland or recreational facilities. However, it will be facilitating the construction of a trail and selected open space near the southwest corner of the parcel and pay all applicable Park Impact Fees. Additionally, the subject site will have access to several parks within a 2-mile radius including Stallion Park and Figarden Loop Park.

Finally, the Fresno Metropolitan Flood (memo dated December 3, 2019) indicated that there are adequate facilities to serve the proposed project subject to compliance with the conditions submitted by the District for the proposed project including payment of \$57,097 total drainage fee.

These departments and agencies have all submitted conditions that will be required as Conditions of Approval for a future entitlement project. These conditions of approval will ensure that the proposed project will have a less than significant impact on urban and public services. All conditions of approval must be complied with prior to occupancy and building permits.

Therefore, the proposed project will not affect public services beyond what was analyzed in the MEIR SCH No. 2012111015.

Mitigation Measures

1. The proposed project shall implement and incorporate the public service related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 2012111015 Mitigation Measure Monitoring Checklist dated January 30, 2020
2. The proposed project shall implement and incorporate the public service related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated January 30, 2020.

In conclusion, with MEIR mitigation measures incorporated, the proposed project would not result in any public services environmental impacts beyond those analyzed in the MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION - Would the project:				
a) 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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 project does not include any parks or recreational facilities. The addition of a 90-lot subdivision is relatively small in size and scope and will not have an impact on existing recreational facilities. The City of Fresno has established Parks Facilities Fees to mitigate any impacts. The developer or applicant will be required to pay all applicable fees.

The project will be responsible for facilitating an offer of irrevocable dedication to the City of Fresno to connect the subject site to Veterans Boulevard and comply with Figure MT-2 of the Fresno General Plan. All trail requirements will be coordinated with the City of Fresno Department of Public Works.

In conclusion, the proposed project would not result in any recreation environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?		X		
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

The Mobility and Transportation element of the City of Fresno General Plan breaks down the City into four Traffic Impact Zones (TIZ). The subject site lies within TIZ III, which represents areas near or outside City Limits. To encourage infill development, the peak hour Level of Service (LOS) shall be maintained at LOS D or better for all intersections and roadway segments. Pursuant to Figure MT-4 of the Mobility and Transportation Element of the Fresno General Plan, the trigger for requiring a Traffic Impact Study (TIS) in TIZ III is when a project is anticipated to generate 100 or more new peak hour trips. City of Fresno, Department of Public Works Traffic Engineering Division use the Institute of Transportation Engineers Trip Generation Manual (10th edition) to determine the number of new trips generated by development. It was determined that a 90-lot subdivision would generate 67 AM peak hour trips and 89 PM peak hour trips. Because a 90-lot subdivision is not anticipated to generate over 100 more new peak hour trips, a TIS was not required per the provisions of the Fresno General Plan. The attached comments from Department of Public Works, Traffic Engineering Division dated January 28, 2020 show the directional distribution of anticipated trips generated by this project is less than 100 thus does not require a TIS.

The City of Fresno prepared an Active Transportation Plan (ATP) in 2016 which envisions a complete, safe, and comfortable network of trails, sidewalks, and bikeways that serve all residents of Fresno. The Class I bicycle/pedestrian trail dedicated by the applicant will be constructed to Public Works Standards and will not conflict with any policies or programs included in the ATP.

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; no substantial increase in transportation or traffic is expected to result. With the implementation of Project Specific

Mitigation Measure CIR-1 (which requires all applicable traffic impact fees be paid), transportation impacts from the project will be less than significant.

The Public Works Traffic Engineering Division staff has reviewed the proposed traffic yield from the proposed subdivision and the expected traffic generation will not adversely impact the existing and projected circulation system analyzed in the MEIR SCH No. 2012111015.

Mitigation Measures

1. The proposed project shall implement and incorporate the transportation related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 2012111015 Mitigation Measure Monitoring Checklist dated January 30, 2020.
2. The proposed project shall implement and incorporate the transportation and circulation related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated January 30, 2020.

In conclusion, the proposed project would not result in any traffic or transportation environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRIBAL CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				X
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC section 5020.1(k), or,				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC section 5024.1. In applying the criteria set forth in subdivision (c) of PRC section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X

Pursuant to the provisions of Assembly Bill 52 (AB 52), which is described in more detail below, as the lead agency under the California Environmental Quality Act (CEQA), the City of Fresno hereby extends an invitation to consult on the CEQA review of the proposed project in order to assist with identifying and/or preserving and/or mitigating project impacts to tribal cultural resources. A summary of the proposed project, including a map of the project location was also sent with the invitation of Tribal Consultation on October 23, 2019 to the Table Mountain Rancheria of California and the Dumna Wo Wah Tribal Government.

AB 52, which became law January 1, 2015, requires that, as part of the CEQA review process, public agencies provide early notice of a project to California Native American Tribes to allow for consultation between the tribe and the public agency. The purpose of AB 52 is to provide an opportunity for public agencies and tribes to consult and consider potential impacts to Tribal Cultural Resources (TCRs), as defined by the Public Resources Code (PRC) Section 21074(a).¹ Outlined below is the general process for AB 52 compliance:

1. Pursuant to AB 52, tribes must formally request to the public agency in writing to be notified of projects within the jurisdiction of that public agency [Public Resources Code Section 5097.4]. Tribe requests in writing to the public agency to be notified of projects for which a Negative Declaration (ND), Mitigated Negative Declaration (MND), or Environmental Impact Report (EIR) is required;
2. Following receipt of such request, the lead agency shall, within fourteen (14) days of determining that an application for a project is complete or a decision by a public agency to undertake a project shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally

affiliated California Native American tribes that have requested notice [PRC Section 21080.3.1(d)];

3. Upon notification from the lead agency, tribes have thirty (30) days to formally request consultation [PRC Section 21080.3(d)]; and,
4. The lead agency shall initiate consultation within thirty (30) days of receiving the request for consultation [PRC Section 21080.3(e)].
5. Consultation shall be considered concluded when either of the following occurs: (1) the parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a TCR; or (2) a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.

No written request was received from either tribe and it was assumed that both tribes declined consultation. Therefore, the project will not have a substantial adverse change in the significance of a tribal cultural resource, nor any resources or significance to a California Native American tribe. The project is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

The site currently is vacant and currently contains no houses or structures. If any artifacts are inadvertently discovered during ground-disturbing activities, existing federal, State, and local laws and regulations as well as the mitigation measures of the Fresno General Plan MEIR will require construction activities to cease until such artifacts are properly examined and determined not to be of significance by a qualified cultural resources professional.

In conclusion, the proposed project would not result in any tribal cultural resource environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effect?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?		X		
c) Result in a determination by the waste water 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
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

The Department of Public Utilities has determined that adequate sanitary sewer and water services will be available to serve the proposed project subject to the payment of any applicable connection charges and/or fees; compliance with the Department of Public Utilities standards, specifications, and policies; the rules and regulations of the California Public Utilities Commission and California Health Services; and, completion of incremental expansions to facilities for planned water supply, treatment, and storage as identified MEIR SCH No. 2012111015.

The project site will be serviced by the Solid Waste Division (memo dated December 9, 2019), the Water Division (memo dated November 7, 2019), and Planning and Engineering Sewer Facilities (memo dated December 9, 2019) available subject to the conditions stipulated for the proposed project.

The proposed project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

Mitigation Measures

1. The proposed project shall implement and incorporate the public utilities related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 2012111015 Mitigation Measure Monitoring Checklist dated January 30, 2020

In conclusion, with MEIR mitigation measures incorporated, the proposed project would not result in any utility and service system environmental impacts beyond those analyzed in the MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Although the City of Fresno is proximate to high and very high fire hazard designated areas, the City itself is largely categorized as little or no threat or moderate fire hazard, which is largely attributed to paved areas. Some small areas along the San Joaquin River Bluff in the northern portion of the City of Fresno can be prone to wildfire due to the relatively steep terrain and vegetation and are classified as having a high fire hazard.

The City does have an adopted Emergency Operations Plan (EOP); however, the EOP does not designate evacuation routes, which may not be necessary since Fresno does not face any expected natural hazards from likely sources or locations.

The subject property is located adjacent to developed urbanized areas. The subject property is flat in nature which would pose no risk of any downslope flooding and landslides, including the spread of any wildfire; therefore there is no risk of wildfires to any proposed development that would occur on the subject property.

In conclusion, the proposed project would not result in any wildfire related environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. MANDATORY FINDINGS OF SIGNIFICANCE				

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				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

The proposed project is considered to be proposed at a size and scope which is neither a direct or indirect detriment to the quality of the environment through reductions in habitat, populations, or examples of local history (through either individual or cumulative impacts).

The proposed project does not have the potential to degrade the quality of the environment or reduce the habitat of wildlife species and will not threaten plant

communities or endanger any floral or faunal species. Furthermore the project has no potential to eliminate important examples of major periods in history.

Therefore, as noted in preceding sections of this Initial Study, there is no evidence in the record to indicate that incremental environmental impacts facilitated by this project would be cumulatively significant. There is also no evidence in the record that the proposed project would have any adverse impacts directly, or indirectly, on human beings. Therefore, there are no mandatory findings of significance.

MEIR Mitigation Measure Monitoring Checklist for EA No. P19-03951

January 2020

INCORPORATING MEASURES FROM THE MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) CERTIFIED FOR THE CITY OF FRESNO GENERAL PLAN UPDATE (SCH No. 2012111015)

This mitigation measure monitoring and reporting checklist was prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15097 and Section 21081.6 of the Public Resources Code (PRC). It was certified as part of the Fresno City Council's approval of the MEIR for the Fresno General Plan update (Fresno City Council Resolution 2014-225, adopted December 18, 2014).

Letter designations to the right of each MEIR mitigation measure listed in this Exhibit note how the mitigation measure relates to the environmental assessment of the above-listed project, according to the key found at right and at the bottoms of the following pages:

The timing of implementing each mitigation measure is identified in in the checklist, as well as identifies the entity responsible for verifying that the mitigation measures applied to a project are performed. Project applicants are responsible for providing evidence that mitigation measures are implemented. As lead agency, the City of Fresno is responsible for verifying that mitigation is performed/completed.

- A** - Incorporated into Project
- B** - Mitigated
- C** - Mitigation in Progress
- D** - Responsible Agency Contacted
- E** - Part of City-wide Program
- F** - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Aesthetics:

AES-1. Lighting systems for street and parking areas shall include shields to direct light to the roadway surfaces and parking areas. Vertical shields on the light fixtures shall also be used to direct light away from adjacent light sensitive land uses such as residences. Verification comments:	Prior to issuance of building permits	Public Works Department (PW) and Development & Resource Management Dept. (DARM)	X				X	
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Aesthetics (continued):

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

January 2020

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
AES-2: Lighting systems for public facilities such as active play areas shall provide adequate illumination for the activity; however, low intensity light fixtures and shields shall be used to minimize spillover light onto adjacent properties. Verification comments:	Prior to issuance of building permits	DARM	X				X	
AES-3: Lighting systems for non-residential uses, not including public facilities, shall provide shields on the light fixtures and orient the lighting system away from adjacent properties. Low intensity light fixtures shall also be used if excessive spillover light onto adjacent properties will occur. Verification comments:	Prior to issuance of building permits	DARM	X				X	
AES-4: Lighting systems for freestanding signs shall not exceed 100 foot Lamberts (FT-L) when adjacent to streets which have an average light intensity of less than 2.0 horizontal footcandles and shall not exceed 500 FT-L when adjacent to streets which have an average light intensity of 2.0 horizontal footcandles or greater. Verification comments:	Prior to issuance of building permits	DARM						X

A - Incorporated into Project
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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

January 2020

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Aesthetics *(continued)*:

AES-5: Materials used on building facades shall be non-reflective. Verification comments:	Prior to development project approval	DARM	X					

Air Quality:

AIR-1: Projects that include five or more heavy-duty truck deliveries per day with sensitive receptors located within 300 feet of the truck loading area shall provide a screening analysis to determine if the project has the potential to exceed criteria pollutant concentration based standards and thresholds for NO ₂ and PM _{2.5} . If projects exceed screening criteria, refined dispersion modeling and health risk assessment shall be accomplished and if needed, mitigation measures to reduce impacts shall be included in the project to reduce the impacts to the extent feasible. Mitigation measures include but are not limited to: <ul style="list-style-type: none"> • Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards. • Post signs requiring drivers to limit idling to 5 minutes or less. Verification comments:	Prior to development project approval	DARM						X

A - Incorporated into Project
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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Air Quality *(continued):*

<p>AIR-2: Projects that result in an increased cancer risk of 10 in a million or exceed criteria pollutant ambient air quality standards shall implement site-specific measures that reduce toxic air contaminant (TAC) exposure to reduce excess cancer risk to less than 10 in a million. Possible control measures include but are not limited to:</p> <ul style="list-style-type: none"> • Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards. • Post signs requiring drivers to limit idling to 5 minutes or less • Construct block walls to reduce the flow of emissions toward sensitive receptors • Install a vegetative barrier downwind from the TAC source that can absorb a portion of the diesel PM emissions • For projects proposing to locate a new building containing sensitive receptors near existing sources of TAC emissions, install HEPA filters in HVAC systems to reduce TAC emission levels exceeding risk thresholds. • Install heating and cooling services at truck stops to eliminate the need for idling during overnight stops to run onboard systems. <p><i>(continued on next page)</i></p>	<p>Prior to development project approval</p>	<p>DARM</p>						<p>X</p>
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A - Incorporated into Project
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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Air Quality *(continued)*:

AIR-2 <i>(continued from previous page)</i> <ul style="list-style-type: none"> For large distribution centers where the owner controls the vehicle fleet, provide facilities to support alternative fueled trucks powered by fuels such as natural gas or bio-diesel Utilize electric powered material handling equipment where feasible for the weight and volume of material to be moved. Verification comments:	<i>[see previous page]</i>	<i>[see previous page]</i>						
AIR-3: Require developers proposing projects on ARB's list of projects in its Air Quality and Land Use Handbook (Handbook) warranting special consideration to prepare a cumulative health risk assessment when sensitive receptors are located within the distance screening criteria of the facility as listed in the ARB Handbook. Verification comments:	Prior to development project approval	DARM					X	

A - Incorporated into Project
B - Mitigated

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Air Quality *(continued)*:

AIR-4: Require developers of projects containing sensitive receptors to provide a cumulative health risk assessment at project locations exceeding ARB Land Use Handbook distance screening criteria or newer criteria that may be developed by the San Joaquin Valley Air Pollution Control District (SJVAPCD). Verification comments:	Prior to development project approval	DARM					X	
AIR-5: Require developers of projects with the potential to generate significant odor impacts as determined through review of SJVAPCD odor complaint history for similar facilities and consultation with the SJVAPCD to prepare an odor impact assessment and to implement odor control measures recommended by the SJVAPCD or the City to the extent needed to reduce the impact to less than significant. Verification comments:	Prior to development project approval	DARM				X	X	

A - Incorporated into Project
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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Biological Resources:

<p>BIO-1: Construction of a proposed project should avoid, where possible, vegetation communities that provide suitable habitat for a special-status species known to occur within the Planning Area. If construction within potentially suitable habitat must occur, the presence/absence of any special-status plant or wildlife species must be determined prior to construction, to determine if the habitat supports any special-status species. If special-status species are determined to occupy any portion of a project site, avoidance and minimization measures shall be incorporated into the construction phase of a project to avoid direct or incidental take of a listed species to the greatest extent feasible.</p> <p>Verification comments:</p>	Prior to development project approval	DARM	X				X	
<p>BIO-2: Direct or incidental take of any state or federally listed species should be avoided to the greatest extent feasible. If construction of a proposed project will result in the direct or incidental take of a listed species, consultation with the resources agencies and/or additional permitting may be required. Agency consultation through the California Department of Fish and Wildlife (CDFW) 2081 and U.S. Fish and Wildlife Service (USFWS) Section 7 or Section 10 permitting processes must take place prior to any action that</p> <p><i>(continued on next page)</i></p>	Prior to development project approval	DARM	X				X	

A - Incorporated into Project
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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Biological Resources *(continued):*

BIO-2 <i>(continued from previous page)</i> may result in the direct or incidental take of a listed species. Specific mitigation measures for direct or incidental impacts to a listed species will be determined on a case-by-case basis through agency consultation. Verification comments:	[see previous page]	[see previous page]						
BIO-3: Development within the Planning Area should avoid, where possible, special-status natural communities and vegetation communities that provide suitable habitat for special-status species. If a proposed project will result in the loss of a special-status natural community or suitable habitat for special-status species, compensatory habitat-based mitigation is required under CEQA and the California Endangered Species Act (CESA). Mitigation will consist of preserving on-site habitat, restoring similar habitat or purchasing off-site credits from an approved mitigation bank. Compensatory mitigation will be determined through consultation with the City and/or resource agencies. An appropriate mitigation strategy and ratio will be agreed upon by the developer and lead agency to reduce project impacts to special-status natural communities to a less than significant <i>(continued on next page)</i>	Prior to development project approval	DARM	X				X	

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Biological Resources *(continued):*

<p>BIO-3 <i>(continued from previous page):</i></p> <p>level. Agreed-upon mitigation ratios will depend on the quality of the habitat and presence/absence of a special-status species. The specific mitigation for project level impacts will be determined on a case-by-case basis.</p> <p>Verification comments:</p>	[see previous page]	[see previous page]						
<p>BIO-4: Proposed projects within the Planning Area should avoid, if possible, construction within the general nesting season of February through August for avian species protected under Fish and Game Code 3500 and the Migratory Bird Treaty Act (MBTA), if it is determined that suitable nesting habitat occurs on a project site. If construction cannot avoid the nesting season, a pre-construction clearance survey must be conducted to determine if any nesting birds or nesting activity is observed on or within 500-feet of a project site. If an active nest is observed during the survey, a biological monitor must be on site to ensure that no proposed project activities would impact the active nest. A suitable buffer will be established around the active nest until the nestlings have fledged and the nest is no longer active. Project activities</p> <p><i>(continued on next page)</i></p>	Prior to development project approval and during construction activities	DARM	X				X	

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Biological Resources *(continued):*

<p>BIO-4 <i>(continued from previous page):</i> may continue in the vicinity of the nest only at the discretion of the biological monitor.</p> <p>Verification comments:</p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
<p>BIO-5: If a proposed project will result in the removal or impact to any riparian habitat and/or a special-status natural community with potential to occur in the Planning Area, compensatory habitat-based mitigation shall be required to reduce project impacts. Compensatory mitigation must involve the preservation or restoration or the purchase of off-site mitigation credits for impacts to riparian habitat and/or a special-status natural community. Mitigation must be conducted in-kind or within an approved mitigation bank in the region. The specific mitigation ratio for habitat-based mitigation will be determined through consultation with the appropriate agency (<i>i.e.</i>, CDFW or USFWS) on a case-by-case basis.</p> <p>Verification comments:</p>	<p>Prior to development project approval</p>	<p>DARM</p>						X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Biological Resources *(continued)*:

<p>BIO-6: Project impacts that occur to riparian habitat may also result in significant impacts to streambeds or waterways protected under Section 1600 of Fish and Wildlife Code and Section 404 of the CWA. CDFW and/or USACE consultation, determination of mitigation strategy, and regulatory permitting to reduce impacts, as required for projects that remove riparian habitat and/or alter a streambed or waterway, shall be implemented.</p> <p>Verification comments:</p>	Prior to development project approval	DARM						X
<p>BIO-7: Project-related impacts to riparian habitat or a special-status natural community may result in direct or incidental impacts to special-status species associated with riparian or wetland habitats. Project impacts to special-status species associated with riparian habitat shall be mitigated through agency consultation, development of a mitigation strategy, and/or issuing incidental take permits for the specific special-status species, as determined by the CDFW and/or USFWS.</p> <p>Verification comments:</p>	Prior to development project approval	DARM						X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Biological Resources *(continued)*:

<p>BIO-8: If a proposed project will result in the significant alteration or fill of a federally protected wetland, a formal wetland delineation conducted according to U.S. Army Corps of Engineers (USACE) accepted methodology is required for each project to determine the extent of wetlands on a project site. The delineation shall be used to determine if federal permitting and mitigation strategy are required to reduce project impacts. Acquisition of permits from USACE for the fill of wetlands and USACE approval of a wetland mitigation plan would ensure a “no net loss” of wetland habitat within the Planning Area. Appropriate wetland mitigation/creation shall be implemented in a ratio according to the size of the impacted wetland.</p> <p>Verification comments:</p>	Prior to development project approval	DARM						X
<p>BIO-9: In addition to regulatory agency permitting, Best Management Practices (BMPs) identified from a list provided by the USACE shall be incorporated into the design and construction phase of the project to ensure that no pollutants or siltation drain into a federally protected wetland. Project design features such as fencing, appropriate drainage and</p> <p><i>(continued on next page)</i></p>	Prior to development project approval; but for long-term operational BMPs, prior to issuance of occupancy	DARM	X			X		

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

January 2020

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Biological Resources *(continued)*:

BIO-9 <i>(continued from previous page)</i> : incorporating detention basins shall assist in ensuring project-related impacts to wetland habitat are minimized to the greatest extent feasible. Verification comments:	<i>[see previous page]</i>	<i>[see previous page]</i>						
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Cultural Resources:

CUL-1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and <i>(continued on next page)</i>	Prior to commencement of, and during, construction activities	DARM	X				X	
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A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

January 2020

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Cultural Resources *(continued):*

<p>CUL-1 <i>(continued from previous page)</i></p> <p>recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.</p> <p>No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these. Any historical artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p> <p>Verification comments:</p>	[see previous page]	[see previous page]						
<p>CUL-2: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for prehistoric archaeological resources shall be conducted. The following procedures shall be followed.</p> <p>If prehistoric resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that buried prehistoric</p> <p><i>(continued on next page)</i></p>	Prior to commencement of, and during, construction activities	DARM	X					

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Cultural Resources *(continued):*

<p>CUL-2 <i>(continued from previous page)</i></p> <p>archaeological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with CEQA Guidelines Section 15064.5.</p> <p>If the resources are determined to be unique prehistoric archaeological resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any prehistoric archaeological artifacts recovered as a result of mitigation shall be provided</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	[see previous page]	[see previous page]					
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A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

January 2020

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Cultural Resources *(continued)*:

<p>CUL-2 <i>(further continued from previous two pages)</i></p> <p>to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p> <p>If prehistoric resources are found during the field survey or literature review, the resources shall be inventoried using appropriate State record forms and submit the forms to the Southern San Joaquin Valley Information Center. The resources shall be evaluated for significance. If the resources are found to be significant, measures shall be identified by the qualified archaeologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.</p> <p>In addition, appropriate mitigation for excavation and construction activities in the vicinity of the resources found during the field survey or literature review shall include an archaeological monitor. The monitoring period shall be determined by the qualified archaeologist. If additional prehistoric archaeological resources are found during</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	[see Page 14]	[see Page 14]						
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Cultural Resources *(continued)*:

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
CUL-2 (further continued from previous three pages) excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed. Verification comments:	[see Page 14]	[see Page 14]						
CUL-3: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for unique paleontological/geological resources shall be conducted. The following procedures shall be followed: If unique paleontological/geological resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that unique paleontological/geological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified paleontologist shall be consulted to determine whether the resource requires further study. The qualified paleontologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered (continued on next page)	Prior to commencement of, and during, construction activities	DARM	X					

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>CUL-3 (continued from previous page)</p> <p>resources, including but not limited to, excavation of the finds and evaluation of the finds. If the resources are determined to be significant, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any paleontological/geological resources recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p> <p>If unique paleontological/geological resources are found during the field survey or literature review, the resources shall be inventoried and evaluated for significance. If the resources are found to be significant, mitigation measures shall be identified by the qualified paleontologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. In addition, appropriate mitigation for excavation and construction activities in the vicinity of the</p> <p style="text-align: right;">(continued on next page)</p>	[see previous page]	[see previous page]						

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

January 2020

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Cultural Resources <i>(continued)</i> :								
CUL-3 <i>(further continued from previous two pages)</i> resources found during the field survey or literature review shall include a paleontological monitor. The monitoring period shall be determined by the qualified paleontologist. If additional paleontological/geological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed. Verification comments:	<i>[see Page 17]</i>	<i>[see Page 17]</i>						
CUL-4: In the event that ns are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most <i>(continued on next page)</i>	Prior to commencement of, and during, construction activities	DARM	X				X	

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Cultural Resources *(continued):*

<p>CUL-4 <i>(continued from previous page)</i></p> <p>likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains.</p> <p>Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.</p> <p>Verification comments:</p>	[see previous page]	[see previous page]					
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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

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Hazards and Hazardous Materials

<p>HAZ-1: Re-designate the existing vacant land proposed for low density residential located northwest of the intersection of East Garland Avenue and North Dearing Avenue and located within Fresno Yosemite International Airport Zone 1-RPZ, to Open Space.</p> <p>Verification comments:</p>	Prior to development approvals	DARM						X
<p>HAZ-2: Limit the proposed low density residential (1 to 3 dwelling units per acre) located northwest of the airport, and located within Fresno Yosemite International Airport Zone 3-Inner Turning Area, to 2 dwelling units per acre or less.</p> <p>Verification comments:</p>	Prior to development approvals	DARM						X
<p>HAZ-3: Re-designate the current area within Fresno Yosemite International Airport Zone 5-Sideline located northeast of the airport to Public Facilities-Airport or Open Space.</p> <p>Verification comments:</p>	Prior to development approvals	DARM						X

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Hazards and Hazardous Materials *(continued)*:

HAZ-4: Re-designate the current vacant lots at the northeast corner of Kearney Boulevard and South Thorne Avenue to Public Facilities-Airport or Open Space. Verification comments:	Prior to development approvals	DARM						X
HAZ-5: Prohibit residential uses within Safety Zone 1 northwest of the Hawes Avenue and South Thorne Avenue intersection. Verification comments:	Prior to development approvals	DARM						X
HAZ-6: Establish an alternative Emergency Operations Center in the event the current Emergency Operations Center is under redevelopment or blocked. Verification comments:	Prior to redevelopment of the current Emergency Operations Center	Fresno Fire Department and Mayor/ City Manager's Office						X

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

January 2020

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality								
HYD-1: The City shall develop and implement water conservation measures to reduce the per capita water use to 215 gallons per capita per day. Verification comments:	Prior to water demand exceeding water supply	Department of Public Utilities (DPU)					X	
HYD-2: The City shall continue to be an active participant in the Kings Water Authority and the implementation of the Kings Basin IRWMP. Verification comments:	Ongoing	DPU					X	
HYD-5.1: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan collection systems to less than significant. <ul style="list-style-type: none"> Implement the existing Storm Drainage Master Plan (SDMP) for collection systems in drainage areas where the amount of imperviousness is unaffected by the change in land uses. <i>(continued on next page)</i>	Prior to exceedance of capacity of existing stormwater drainage facilities	Fresno Metropolitan Flood Control District (FMFCD), DARM, and PW	X			X	X	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Hydrology and Water Quality *(continued)*:

<p>HYD-5.1 <i>(continued from previous page)</i></p> <ul style="list-style-type: none"> • Update the SDMP in those drainage areas where the amount of imperviousness increased due to the change in land uses to determine the changes in the collection systems that would need to occur to provide adequate capacity for the stormwater runoff from the increased imperviousness. • Implement the updated SDMP to provide stormwater collection systems that have sufficient capacity to convey the peak runoff rates from the areas of increased imperviousness. <p>Require developments that increase site imperviousness to install, operate, and maintain FMFCD approved on-site detention systems to reduce the peak runoff rates resulting from the increased imperviousness to the peak runoff rates that will not exceed the capacity of the existing stormwater collection systems.</p> <p>Verification comments:</p>	[see previous page]	[see previous page]					
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Hydrology and Water Quality *(continued)*:

<p>HYD-5.2: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan retention basins to less than significant:</p> <p>Consult the SDMP to analyze the impacts to existing and planned retention basins to determine remedial measures required to reduce the impact on retention basin capacity to less than significant. Remedial measures would include:</p> <ul style="list-style-type: none"> • Increase the size of the retention basin through the purchase of more land or deepening the basin or a combination for planned retention basins. • Increase the size of the emergency relief pump capacity required to pump excess runoff volume out of the basin and into adjacent canal that convey the stormwater to a disposal facility for existing retention basins. • Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce runoff volume to the runoff volume that will not exceed the capacity of the existing retention basins. <p>Verification comments:</p>	Prior to exceedance of capacity of existing retention basin facilities	FMFCD, DARM, and PW				X	X	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Hydrology and Water Quality *(continued)*:

<p>HYD-5.3: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan urban detention (stormwater quality) basins to less than significant.</p> <p>Consult the SDMP to determine the impacts to the urban detention basin weir overflow rates and determine remedial measures required to reduce the impact on the detention basin capacity to less than significant. Remedial measures would include:</p> <ul style="list-style-type: none"> • Modify overflow weir to maintain the suspended solids removal rates adopted by the FMFCD Board of Directors. • Increase the size of the urban detention basin to increase residence time by purchasing more land. The existing detention basins are already at the adopted design depth. • Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce peak runoff rates and runoff volume to the runoff rates and volumes that will not exceed the weir overflow rates of the existing urban detention basins. <p>Verification comments:</p>	Prior to exceedance of capacity of existing urban detention basin (stormwater quality) facilities	FMFCD, DARM, and PW					X	
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Hydrology and Water Quality (*continued*):

<p>HYD-5.4: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan pump disposal systems to less than significant.</p> <ul style="list-style-type: none"> • Consult the SDMP to determine the extent and degree to which the capacity of the existing pump system will be exceeded. • Require new developments to install, operate, and maintain FMFCD design standard on-site detention facilities to reduce peak stormwater runoff rates to existing planned peak runoff rates. • Provide additional pump system capacity to maximum allowed by existing permitting to increase the capacity to match or exceed the peak runoff rates determined by the SDMP. <p>Verification comments:</p>	Prior to exceedance of capacity of existing pump disposal systems	FMFCD, DARM, and PW					X	
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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Hydrology and Water Quality *(continued)*:

HYD-5.5: The City shall work with FMFCD to develop and adopt an update to the SDMP for the Southeast Development Area that would be adequately designed to collect, convey and dispose of runoff at the rates and volumes which would be generated by the planned land uses in that area. Verification comments:	Prior to development approvals in the Southeast Development Area	FMFCD, DARM, and PW					X	

Public Services:

PS-1: As future fire facilities are planned, the fire department shall evaluate if specific environmental effects would occur. Typical impacts from fire facilities include noise, traffic, and lighting. Typical mitigation to reduce these impacts includes: <ul style="list-style-type: none"> • <i>Noise:</i> Barriers and setbacks on the fire department sites. • <i>Traffic:</i> Traffic devices for circulation and a “keep clear zone” during emergency responses. • <i>Lighting:</i> Provision of hoods and deflectors on lighting fixtures on the fire department sites. Verification comments:	During the planning process for future fire department facilities	DARM					X	

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Public Services <i>(continued)</i> :								
<p>PS-2: As future police facilities are planned, the police department shall evaluate if specific environmental effects would occur. Typical impacts from police facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from police department facilities includes:</p> <ul style="list-style-type: none"> • <i>Noise:</i> Barriers and setbacks on the police department sites. • <i>Traffic:</i> Traffic devices for circulation. • <i>Lighting:</i> Provision of hoods and deflectors on lighting fixtures on the police department sites. <p>Verification comments:</p>	During the planning process for future Police Department facilities	DARM					X	
<p>PS-3: As future public and private school facilities are planned, school districts shall evaluate if specific environmental effects would occur with regard to public schools, and DARM shall evaluate other school facilities. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from school facilities includes:</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	During the planning process for future school facilities	DARM, local school districts, and the Division of the State Architect					X	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Public Services <i>(continued)</i> :								
PS-3 <i>(continued from previous page)</i> <ul style="list-style-type: none"> • <i>Noise</i>: Barriers and setbacks placed on school sites. • <i>Traffic</i>: Traffic devices for circulation. • <i>Lighting</i>: Provision of hoods and deflectors on lighting fixtures for stadium lights. Verification comments:	<i>[see previous page]</i>	<i>[see previous page]</i>						
PS-4: As future parks and recreational facilities are planned, the City shall evaluate if specific environmental effects would occur. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from park and recreational facilities includes: <ul style="list-style-type: none"> • <i>Noise</i>: Barriers and setbacks placed on school sites. • <i>Traffic</i>: Traffic devices for circulation. • <i>Lighting</i>: Provision of hoods and deflectors on lighting fixtures for outdoor play area/field lights. Verification comments:	During the planning process for future park and recreation facilities	DARM					X	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Public Services *(continued)*:

<p>PS-5: As future detention, court, library, and hospital facilities are planned, the appropriate agencies shall evaluate if specific environmental effects would occur. Typical impacts from court, library, and hospital facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts includes:</p> <ul style="list-style-type: none"> • <i>Noise:</i> Barriers and setbacks placed on school sites. • <i>Traffic:</i> Traffic devices for circulation. • <i>Lighting:</i> Provision of hoods and deflectors on outdoor lighting fixtures. <p>Verification comments:</p>	During the planning process for future detention, court, library, and hospital facilities	DARM, to the extent that agencies constructing these facilities are subject to City of Fresno regulation					X	
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Utilities and Service Systems

<p>USS-1: The City shall develop and implement a wastewater master plan update.</p> <p>Verification comments:</p>	Prior to wastewater conveyance and treatment demand exceeding capacity	DPU					X	
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Utilities and Service Systems *(continued)*:

<p>USS-2: Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. By approximately the year 2025, the City shall construct the following improvements:</p> <ul style="list-style-type: none"> • Construct an approximately 70 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased. • Construct an approximately 0.49 MGD expansion of the North Facility and obtain revised waste discharge permits as the generation of wastewater is increased. <p>Verification comments:</p>	Prior to exceeding existing wastewater treatment capacity	DPU					X	
<p>USS-3: Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. After</p> <p><i>(continued on next page)</i></p>	Prior to exceeding existing wastewater treatment capacity	DPU						X

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Utilities and Service Systems *(continued)*:

<p>USS-3 <i>(continued from previous page)</i></p> <p>approximately the year 2025, the City shall construct the following improvements:</p> <ul style="list-style-type: none"> • Construct an approximately 24 MGD wastewater treatment facility within the Southeast Development Area and obtain revised waste discharge requirements as the generation of wastewater is increased. • Construct an approximately 9.6 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased. <p>Verification comments:</p>	[see previous page]	[see previous page]						
<p>USS-4: A Traffic Control/Traffic Management Plan to address traffic impacts during construction of water and sewer facilities shall be prepared and implemented, subject to approval by the City (and Fresno County, when work is being done in unincorporated area roadways). The plan shall identify access and parking restrictions, pavement markings and signage, and hours of construction and for deliveries. It shall include haul routes, the notification plan, and coordination with emergency service providers and schools.</p> <p>Verification comments:</p>	Prior to construction of water and sewer facilities	PW for work in the City; PW and Fresno County Public Works and Planning when unincorporated area roadways are involved					X	

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Utilities and Service Systems *(continued)*:

<p>USS-5: Prior to exceeding capacity within the existing wastewater collection system facilities, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of a facility until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided.</p> <ul style="list-style-type: none"> • Orange Avenue Trunk Sewer: This facility shall be improved between Dakota and Jensen Avenues. Approximately 37,240 feet of new sewer main shall be installed and approximately 5,760 feet of existing sewer main shall be rehabilitated. The size of the new sewer main shall range from 27 inches to 42 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are RS03A, RL02, C01-REP, C02-REP, C03-REP, C04-REP, C05-REP, C06-REL and C07-REP. • Marks Avenue Trunk Sewer: This facility shall be improved between Clinton Avenue and Kearney Boulevard. Approximately 12,150 feet of new sewer main shall be installed. The size of the new sewer main shall range from 33 inches to 60 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CM1-REP and CM2-REP. <p><i>(continued on next page)</i></p>	Prior to exceeding capacity within the existing wastewater collection system facilities	DPU					X	

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Utilities and Service Systems *(continued)*:

<p>USS-5 <i>(continued from previous page)</i></p> <ul style="list-style-type: none"> • North Avenue Trunk Sewer: This facility shall be improved between Polk and Fruit Avenues and also between Orange and Maple Avenues. Approximately 25,700 feet of new sewer main shall be installed. The size of the new sewer main shall range from 48 inches to 66 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CN1-REL1 and CN3-REL1. • Ashlan Avenue Trunk Sewer: This facility shall be improved between Hughes and West Avenues and also between Fruit and Blackstone Avenues. Approximately 9,260 feet of new sewer main shall be installed. The size of the new sewer main shall range from 24 inches to 36 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CA1-REL and CA2-REP. <p>Verification comments:</p>	[see previous page]	[see previous page]					
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems *(continued)*:

<p>USS-6: Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of one of the 28 pipeline segments until additional capacity is provided.</p> <p>Verification comments:</p>	Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1 of the MEIR	DPU					X	
<p>USS-7: Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demand additional water until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided.</p> <ul style="list-style-type: none"> Construct an approximately 80 million gallon per day (MGD) surface water treatment facility near the intersection of Armstrong and Olive Avenues, in accordance with Chapter 9 and Figure 9-1 of the City of Fresno Metropolitan Water Resources Management Plan Update (2014 Metro Plan Update) Phase 2 Report, dated January 2012. <p><i>(continued on next page)</i></p>	Prior to exceeding existing water supply capacity	DPU					X	

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems *(continued)*:

<p>USS-7 <i>(continued from previous page)</i></p> <ul style="list-style-type: none"> Construct an approximately 30 MGD expansion of the existing northeast surface water treatment facility for a total capacity of 60 MGD, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct an approximately 20 MGD surface water treatment facility in the southwest portion of the City, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. <p>Verification comments:</p>	<i>[see previous page]</i>	<i>[see previous page]</i>						
<p>USS-8: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided by approximately 2025.</p> <ul style="list-style-type: none"> Construct 65 new groundwater wells, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. <p><i>(continued on next page)</i></p>	Prior to exceeding capacity within the existing water conveyance facilities	DPU					X	

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems *(continued)*:

<p>USS-8 <i>(continued from previous page)</i></p> <ul style="list-style-type: none"> Construct a 2.0 million gallon potable water reservoir (Reservoir T2) near the intersection of Clovis and California Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 3.0 million gallon potable water reservoir (Reservoir T3) near the intersection of Temperance and Dakota Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 3.0 million gallon potable water reservoir (Reservoir T4) in the Downtown Planning Area, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 4.0 million gallon potable water reservoir (Reservoir T5) near the intersection of Ashlan and Chestnut Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 4.0 million gallon potable water reservoir (Reservoir T6) near the intersection of Ashlan Avenue and Highway 99, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. <p><i>(continued on next page)</i></p>	<i>[see previous page]</i>	<i>[see previous page]</i>					
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A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

January 2020

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems <i>(continued)</i> :								
USS-8 <i>(continued from previous two pages)</i> <ul style="list-style-type: none"> Construct 50.3 miles of regional water transmission mains ranging in size from 24-inch to 48-inch diameter, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct 95.9 miles of 16-inch diameter transmission grid mains, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Verification comments:	<i>[see Page 37]</i>	<i>[see Page 37]</i>						
USS-9: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided after approximately the year 2025 and additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update. <i>(continued on next page)</i>	Prior to exceeding capacity within the existing water conveyance facilities	DPU					X	

A - Incorporated into Project
B - Mitigated

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E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems *(continued)*:

<p>USS-9 <i>(continued from previous page)</i></p> <ul style="list-style-type: none"> Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 1) within the northern part of the Southeast Development Area. Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 2) within the southern part of the Southeast Development Area. <p>Additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update.</p> <p>Verification comments:</p>	<i>[see previous page]</i>	<i>[see previous page]</i>						
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Utilities and Service Systems - Hydrology and Water Quality

<p>USS-10: In order to maintain Fresno Irrigation District canal operability, FMFCD shall maintain operational intermittent flows during the dry season, within defined channel capacity and downstream capture capabilities, for recharge.</p> <p>Verification comments:</p>	During the dry season	Fresno Irrigation District (FID)				X		
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A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - *Biological Resources*:

<p>USS-11: When FMFCD proposes to provide drainage service outside of urbanized areas:</p> <p>(a) FMFCD shall conduct preliminary investigations on undeveloped lands outside of highly urbanized areas. These investigations shall examine wetland hydrology, vegetation and soil types. These preliminary investigations shall be the basis for making a determination on whether or not more in-depth wetland studies shall be necessary. If the proposed project site does not exhibit wetland hydrology, support a prevalence of wetland vegetation and wetland soil types then no further action is required.</p> <p>(b) Where proposed activities could have an impact on areas verified by the Corps as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall obtain the necessary Clean Water Act, Section 404 permits for activities where fill material shall be placed in a wetland, obstruct the flow or circulation of waters of the United States, impair or reduce the reach of such waters. As part of FMFCD's Memorandum of Understanding with CDFG, Section 404 and 401 permits would be obtained from the U.S. Army Corps of Engineers and from the</p> <p><i>(continued on next page)</i></p>	Prior to development approvals outside of highly urbanized areas	California Regional Water Quality Control Board (RWQCB), and USACE				X		
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A - Incorporated into Project
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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - *Biological Resources* (continued):

<p>USS-11 <i>(continued from previous page)</i></p> <p>Regional Water Quality Control Board for any activity involving filling of jurisdictional waters). At a minimum, to meet “no net loss policy,” the permits shall require replacement of wetland habitat at a 1:1 ratio.</p> <p>(c) Where proposed activities could have an impact on areas verified by the Corps as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall submit and implement a wetland mitigation plan based on the wetland acreage verified by the U.S. Army Corps of Engineers. The wetland mitigation plan shall be prepared by a qualified biologist or wetland scientist experienced in wetland creation, and shall include the following or equally effective elements:</p> <ul style="list-style-type: none"> i. Specific location, size, and existing hydrology and soils within the wetland creation area. ii. Wetland mitigation techniques, seed source, planting specifications, and required buffer setbacks. In addition, the mitigation plan shall ensure adequate water supply is provided to the created wetlands in order to maintain the proper <p style="text-align: right;"><i>(continued on next page)</i></p>	[see previous page]	[see previous page]						
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A - Incorporated into Project
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - *Biological Resources* (continued):

<p>USS-11 <i>(continued from previous two pages)</i></p> <p>hydrologic regimes required by the different types of wetlands created. Provisions to ensure the wetland water supply is maintained in perpetuity shall be included in the plan.</p> <p>iii. A monitoring program for restored, enhanced, created, and preserved wetlands on the project site. A monitoring program is required to meet three objectives; 1) establish a wetland creation success criteria to be met; 2) to specify monitoring methodology; 3) to identify as far as is possible, specific remedial actions that will be required in order to achieve the success criteria; and 4) to document the degree of success achieved in establishing wetland vegetation.</p> <p>(d) A monitoring plan shall be developed and implemented by a qualified biologist to monitor results of any on-site wetland restoration and creation for five years. The monitoring plan shall include specific success criteria, frequency and timing of monitoring, and assessment of whether or not maintenance activities are being carried out and how these shall be adjusted if necessary.</p> <p><i>(continued on next page)</i></p>	[see Page 41]	[see Page 41]					
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A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - <i>Biological Resources</i> (continued):								
<p>USS-11 <i>(continued from previous three pages)</i></p> <p>If monitoring reveals that success criteria are not being met, remedial habitat creation or restoration should be designed and implemented by a qualified biologist and subject to five years of monitoring as described above.</p> <p>Or</p> <p>(e) In lieu of developing a mitigation plan that outlines the avoidance, purchase, or creation of wetlands, FMFCD could purchase mitigation credits through a Corps approved Mitigation Bank.</p> <p>Verification comments:</p>	[see Page 41]	[see Page 41]						
<p>USS-12: When FMFCD proposes to provide drainage service outside in areas that support seasonal wetlands or vernal pools:</p> <p>(a) During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools, FMFCD shall conduct a preliminary rare plant assessment. The assessment will determine the likelihood on whether or not the project site could support rare plants. If it is determined that the project site would not support rare plants, then no further</p> <p><i>(continued on next page)</i></p>	During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools	California Department of Fish & Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS)				X		

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - *Biological Resources* (continued):

<p>USS-12 <i>(continued from previous page)</i></p> <p>action is required. However, if the project site has the potential to support rare plants; then a rare plant survey shall be conducted. Rare plant surveys shall be conducted by qualified biologists in accordance with the most current CDFG/USFWS guidelines or protocols and shall be conducted at the time of year when the plants in question are identifiable.</p> <p>(b) Based on the results of the survey, prior to design approval, FMFCD shall coordinate with CDFG and/or implement a Section 7 consultation with USFWS, shall determine whether the project facility would result in a significant impact to any special status plant species. Evaluation of project impacts shall consider the following:</p> <ul style="list-style-type: none"> • The status of the species in question (e.g., officially listed by the State or Federal Endangered Species Acts). • The relative density and distribution of the on-site occurrence versus typical occurrences of the species in question. <p><i>(continued on next page)</i></p>	[see previous page]	[see previous page]					
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A - Incorporated into Project
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C - Mitigation in Process
D - Responsible Agency Contacted

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - <i>Biological Resources</i> (continued):								
USS-12 (continued from previous two pages) <ul style="list-style-type: none"> The habitat quality of the on-site occurrence relative to historic, current or potential distribution of the population. (c) Prior to design approval, and in consultation with the CDFG and/or the USFWS, FMFCD shall prepare and implement a mitigation plan, in accordance with any applicable State and/or federal statutes or laws, that reduces impacts to a less than significant level. <p>Verification comments:</p>	[see Page 44]	[see Page 44]						
USS-13: When FMFCD proposes to provide drainage service outside in areas that support seasonal wetlands or vernal pools: <p>(a) During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools, FMFCD shall conduct a preliminary survey to determine the presence of listed vernal pool crustaceans.</p> <p>(continued on next page)</p>	During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools	CDFW and USFWS				X		

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - *Biological Resources* (continued):

<p>USS-13 <i>(continued from previous page)</i></p> <p>(b) If potential habitat (vernal pools, seasonally inundated areas) or fairy shrimp exist within areas proposed to be disturbed, FMFCD shall complete the first and second phase of fairy shrimp presence or absence surveys. If an absence finding is determined and accepted by the USFWS, then no further mitigation shall be required for fairy shrimp.</p> <p>(c) If fairy shrimp are found to be present within vernal pools or other areas of inundation to be impacted by the implementation of storm drainage facilities, FMFCD shall mitigate impacts on fairy shrimp habitat in accordance with the USFWS requirements of the Programmatic Biological Opinion. This shall include on-site or off-site creation and/or preservation of fairy shrimp habitat at ratios ranging from 3:1 to 5:1 depending on the habitat impacted and the choice of on-site or off-site mitigation. Or mitigation shall be the purchase of mitigation credit through an accredited mitigation bank.</p> <p>Verification comments:</p>	[see previous page]	[see previous page]					
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A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - *Biological Resources* (continued):

<p>USS-14: When FMFCD proposes to construct drainage facilities in an area where elderberry bushes may occur:</p> <p>(a) During facility design and prior to initiation of construction activities, FMFCD shall conduct a project-specific survey for all potential Valley Elderberry Longhorn Beetle (VELB) habitats (elderberry shrubs), including a stem count and an assessment of historic or current VELB habitat.</p> <p>(b) FMFCD shall avoid and protect all potential identified VELB habitat where feasible.</p> <p>(c) Where avoidance is infeasible, develop and implement a VELB mitigation plan in accordance with the most current USFWS mitigation guidelines for unavoidable take of VELB habitat pursuant to either Section 7 or Section 10(a) of the Federal Endangered Species Act. The mitigation plan shall include, but might not be limited to, relocation of elderberry shrubs, planting of elderberry shrubs, and monitoring of relocated and planted elderberry shrubs.</p> <p>Verification comments:</p>	During facility design and prior to initiation of construction activities	CDFW and USFWS				X		

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - *Biological Resources* (continued):

<p>USS-15: Prior to ground disturbing activities during nesting season (March through July) for a project that supports bird nesting habitat, FMFCD shall conduct a survey of trees. If nests are found during the survey, a qualified biologist shall assess the nesting activity on the project site. If active nests are located, no construction activities shall be allowed within 250 feet of the nest until the young have fledged. If construction activities are planned during the non-breeding period (August through February), a nest survey is not necessary.</p> <p>Verification comments:</p>	Prior to ground disturbing activities during nesting season (March through July) for a project that supports bird nesting habitat	CDFW and USFWS				X		
<p>USS-16: When FMFCD proposes to construct drainage facilities in an area that supports bird nesting habitat:</p> <p>(a) FMFCD shall conduct a pre-construction breeding-season survey (approximately February 1 through August 31) of proposed project sites in suitable habitat (levee and canal berms, open grasslands with suitable burrows) during the same calendar year that construction is planned to begin. If phased construction procedures are planned for the proposed project, the results of the above survey shall be valid only for the season when it is conducted.</p> <p><i>(continued on next page)</i></p>	Prior to ground disturbing activities during nesting season (March through July) for a project that supports bird nesting habitat	CDFW and USFWS				X		

A - Incorporated into Project
B - Mitigated

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D - Responsible Agency Contacted

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - *Biological Resources* (continued):

<p>USS-16 <i>(continued from previous page)</i></p> <p>(b) During the construction stage, FMFCD shall avoid all burrowing owl nest sites potentially disturbed by project construction during the breeding season while the nest is occupied with adults and/or young. The occupied nest site shall be monitored by a qualified biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a 160-foot diameter non-disturbance buffer zone around the nest site. Disturbance of any nest sites shall only occur outside of the breeding season and when the nests are unoccupied based on monitoring by a qualified biologist. The buffer zone shall be delineated by highly visible temporary construction fencing.</p> <p>Based on approval by CDFG, pre-construction and pre-breeding season exclusion measures may be implemented to preclude burrowing owl occupation of the project site prior to project-related disturbance. Burrowing owls can be passively excluded from potential nest sites in the construction area, either by closing the burrows or placing one-way doors in the burrows according to current CDFG protocol. Burrows shall be examined not more than 30 days before construction to ensure that no owls have recolonized the area of construction.</p> <p><i>(continued on next page)</i></p>	[see previous page]	[see previous page]					
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - *Biological Resources* (continued):

USS-16 <i>(continued from previous two pages)</i> For each burrow destroyed, a new burrow shall be created (by installing artificial burrows at a ratio of 2:1 on protected lands nearby). Verification comments:	[see Page 49]	[see Page 49]						
USS-17: When FMFCD proposes to construct drainage facilities in the San Joaquin River corridor: (a) FMFCD shall not conduct instream activities in the San Joaquin River between October 15 and April 15. If this is not feasible, FMFCD shall consult with the National Marine Fisheries Service and CDFW on the appropriate measures to be implemented in order to protect listed salmonids in the San Joaquin River. (b) Riparian vegetation shading the main-channel that is removed or damaged shall be replaced at a ratio and quantity sufficient to maintain the existing shading of the channel. The location of replacement trees on or within <i>(continued on next page)</i>	During instream activities conducted between October 15 and April 15	National Marine Fisheries Service (NMFS), CDFW, and Central Valley Flood Protection Board (CVFPB)				X		

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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F - Not Applicable

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P19-03951

January 2020

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems / Biological Resources (continued):

<p>USS-17 (continued from previous page)</p> <p>FMFCD berms, detention ponds or river channels shall be approved by FMFCD and the Central Valley Flood Protection Board.</p> <p>Verification comments:</p>	[see previous page]	[see previous page]						
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Utilities and Service Systems – Recreation / Trails:

<p>USS-18: When FMFCD updates its District Service Plan:</p> <p>Prior to final design approval of all elements of the District Services Plan, FMFCD shall consult with Fresno County, City of Fresno, and City of Clovis to determine if any element would temporarily disrupt or permanently displace adopted existing or planned trails and associated recreational facilities as a result of the proposed District Services Plan. If the proposed project would not temporarily disrupt or permanently displace adopted existing or planned trails, no further mitigation is necessary. If the proposed project would have an effect on the trails and associated facilities, FMFCD shall implement the following:</p> <p>(continued on next page)</p>	Prior to final design approval of all elements of the District Services Plan	DARM, PW, City of Clovis, and County of Fresno				X		

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems – Recreation / Trails (continued):

<p>USS-18 (continued from previous page)</p> <p>(a) If short-term disruption of adopted existing or planned trails and associated recreational facilities occur, FMFCD shall consult and coordinate with Fresno County, City of Fresno, and City of Clovis to temporarily re-route the trails and associated facilities.</p> <p>(b) If permanent displacement of the adopted existing or planned trails and associated recreational facilities occur, the appropriate design modifications to prevent permanent displacement shall be implemented in the final project design or FMFCD shall replace these facilities.</p> <p>Verification comments:</p>	[see previous page]	[see previous page]						
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Utilities and Service Systems – Air Quality:

<p>USS-19: When District drainage facilities are constructed, FMFCD shall:</p> <p>(a) Minimize idling time of construction equipment vehicles to no more than ten minutes, or require that engines be shut off when not in use.</p> <p>(continued on next page)</p>	During storm water drainage facility construction activities	Fresno Metropolitan Flood Control District and SJVAPCD				X		
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A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
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E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems – Air Quality (continued):

<p>USS-19 (continued from previous page)</p> <p>(b) Construction shall be curtailed as much as possible when the Air Quality Index (AQI) is above 150. AQI forecasts can be found on the SJVAPCD web site.</p> <p>(c) Off-road trucks should be equipped with on-road engines if possible.</p> <p>(d) Construction equipment should have engines that meet the current off-road engine emission standard (as certified by CARB), or be re-powered with an engine that meets this standard.</p> <p>Verification comments:</p>	[see previous page]	[see previous page]						
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Utilities and Service Systems – Adequacy of Storm Water Drainage Facilities:

<p>USS-20: Prior to exceeding capacity within the existing storm water drainage facilities, the City shall coordinate with FMFCD to evaluate the storm water drainage system and shall not approve additional development that would convey additional storm water to a facility that would experience an exceedance of capacity until the necessary additional capacity is provided.</p> <p>Verification comments:</p>	Prior to exceeding capacity within the existing storm water drainage facilities	FMFCD, PW, and DARM				X	X	

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems – Adequacy of Water Supply Capacity:

<p>USS-21: Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demand additional water until additional capacity is provided. By approximately the year 2025, the City shall construct an approximately 25,000 AF/year tertiary recycled water expansion to the Fresno-Clovis Regional Wastewater Reclamation Facility in accordance with the 2013 Recycled Water Master Plan and the 2014 City of Fresno Metropolitan Water Resources Management Plan update.</p> <p>Implementation of Mitigation Measure USS-5 is also required prior to approximately the year 2025.</p> <p>Verification comments:</p>	Prior to exceeding existing water supply capacity	DPU and DARM				X	X	

Utilities and Service Systems – Adequacy of Landfill Capacity:

<p>USS-22: Prior to exceeding landfill capacity, the City shall evaluate additional landfill locations and shall not approve additional development that could contribute solid waste to a landfill that is at capacity until additional capacity is provided.</p> <p>Verification comments:</p>	Prior to exceeding landfill capacity	DPU and DARM					X	

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

CITY OF FRESNO
MITIGATED NEGATIVE DECLARATION
PROJECT SPECIFIC MITIGATION MONITORING CHECKLIST
ENVIRONMENTAL ASSESSMENT NO. P19-03951

Project/EA No. **P19-03951**

Date: January 30, 2020

	Mitigation Measure	Implemented By	When Implemented	Verified By
	<p>BIO-2. The project proponent shall implement the following measure to avoid or minimize impacts on other protected species that may occur on the site:</p> <ul style="list-style-type: none"> • If dens/burrows that could support any of these species are discovered during the pre-activity surveys conducted under BIO-1, the no-work Environmentally Sensitive Area (ESA) avoidance buffers outlined below shall be established in consultation with a qualified biologist. No work would occur within these buffers unless the biologist approves and monitors the activity. • <u>San Joaquin Kit Fox</u> <ul style="list-style-type: none"> • Potential Den – 50 feet • Atypical Den – 50 feet (includes pipes and other man-made structures) • Known Den – 100 Feet • Natal/Pupping Den – 500 feet • <u>Burrowing Owl (active burrows)</u> <ul style="list-style-type: none"> • April 1 – October 15 – 500 feet • October 16 – March 31 – 100 feet • The ESA buffer shall remain in place until the species has left on its own. Once the species has left, the burrow may be monitored using trail cameras or tracking medium such as diatomaceous earth. If no species are detected for a minimum of three consecutive days/nights, the burrow may be hand excavated under the direct supervision of the biologist. All burrow tunnels must be hand excavated to their terminus before backfilling to ensure no burrowing owls, kit foxes, or other animals are hiding inside. • Alternatively, burrowing owls can be passively excluded from a non-nest burrow through the use of one-way doors. Prior to engaging in passive exclusion activities, an Exclusion Plan shall be prepared following the guidance outlined in the CDFW's Staff Report on Burrowing Owl Mitigation (2012). The Exclusion Plan shall be submitted to the CDFW for review and approval prior to implementation. Once approved, one-way doors may be installed at 		During pre-activity surveys, Prior to development project approval and during construction activities	California Department of Fish & Wildlife (CDFW)

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	non-nest burrows. The doors shall be monitored for a minimum of three days to ensure burrowing owls have left the burrow. The burrow may then be excavated as described above. If at any time during excavation a burrowing owl is detected within the burrow, excavation activities shall immediately cease, and the one-way door reinstalled and monitored until the owl has left the burrow. Hand excavation may then resume. Exclusion efforts shall be documented.			
	<p>BIO-3. The project proponent shall implement the following measure to avoid or minimize impacts on other protected species that may occur on the site:</p> <ul style="list-style-type: none"> • Project-related vehicles shall observe a daytime speed limit of 20-mph throughout the site in all Project areas, except on county roads and State and federal highways. Night-time construction speed limits shall be 10mph. • Off-road traffic outside of designated Project areas shall be prohibited. • All Project activities shall occur during daylight hours. • To prevent inadvertent entrapment of kit foxes or other animals during construction of the project, all excavated, steep-walled holes or trenches more than two feet deep shall be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks shall be installed. • Before holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the USFWS and the CDFW shall be contacted before proceeding with the work. • In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape, or the USFWS shall be contacted for guidance. • All construction pipes, culverts, or similar structures with a diameter 		During construction activities	Planning and Development Dept., California Department of Fish & Wildlife (CDFW), United States Fish & Wildlife Service (USFWS)

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	<p>of 4 inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes and burrowing owls before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox or burrowing owl is discovered inside a pipe, that section of pipe shall not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity, until the fox or owl has escaped.</p> <ul style="list-style-type: none"> • All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from a construction or Project site. • No firearms shall be allowed on the Project site, except those carried by authorized law enforcement personnel. • No pets, such as dogs or cats, shall be permitted on the Project site. • Use of rodenticides and herbicides in Project areas shall be restricted. • A representative shall be appointed by the Project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or burrowing owl or who finds a dead, injured or entrapped kit fox or burrowing owl. The representative shall be identified during the employee education program and their name and telephone number shall be provided to the Service. • An employee education program shall be developed and presented to Project personnel. The program shall consist of a brief presentation by persons knowledgeable in kit fox and burrowing owl, biology, and the legislative protections in place. The program shall include the following: a description of each species natural history and habitat needs; a report of the occurrence of each species in the Project area; an explanation of the status of each species and its protections under federal and State laws; and a list of measures being taken to reduce impacts to each species during project 			

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	<p>construction and implementation. A fact sheet conveying this information shall be prepared for distribution to the previously referenced people and anyone else who may enter the project site.</p> <ul style="list-style-type: none"> • Upon completion of the Project, all areas subject to temporary ground disturbances (including storage and staging areas, temporary roads, pipeline corridors, etc.) shall be re-contoured if necessary, and revegetated to promote restoration of the area to pre-project conditions. An area subject to "temporary" disturbance means any area that is disturbed during the Project, but after project completion will not be subject to further disturbance and has the potential to be revegetated. • Any Project personnel who are responsible for inadvertently killing or injuring one of these species shall immediately report the incident to their representative. This representative shall contact the CDFW and USFWS immediately in the case of a dead, injured or entrapped listed animal. • The Sacramento Fish and Wildlife Office and Region 4 office of the California Department of Fish and Wildlife shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during project related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. • New sightings of kit fox shall be reported to the California Natural Diversity Database (CNDDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the USFWS and CDFW. 			
	<p>BIO-4. The project proponent shall implement the following measure to avoid or minimize impacts on other protected species that may occur on the site:</p> <ul style="list-style-type: none"> • If Project activities must occur during the nesting season (February 15 to August 31), pre-activity nesting bird surveys shall be conducted within seven (7) days prior to the start of construction at 		During pre-activity survey or during construction activities during nesting season (February through	CDFW and USFWS

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	<p>the construction site plus a 250-foot buffer. If no active nests are found, no further action is required; however, note that nests may become active at any time throughout the summer, including when construction activities are occurring. If active nests are found during the survey or at any time during construction of the Project, an avoidance buffer ranging from 100 feet to 250 feet may be required, as determined by a qualified biologist. The avoidance buffer will remain in place until the biologist has determined that the young are no longer reliant on the nest. Work may occur within the avoidance buffer under the approval and guidance of the biologist. The biologist shall have the ability to stop construction if nesting adults show sign of distress. Survey and monitoring efforts shall be documented.</p> <ul style="list-style-type: none"> If there is determined to be a roosting maternity colony, relocation of bats may not be performed during the breeding season (March 1 to September 15). 		August)	
	<p>HYD-1. The project shall comply with all goals, objectives, and water management strategies from Fresno Flood Control District:</p> <ol style="list-style-type: none"> 1. Submit a stormwater drainage plan and grading plan to FMFCD for review. 2. Pay any applicable fees for plan reviews. 	Ongoing	Prior to issuance of building permits.	Planning and Development
	<p>NOI-1. The following improvements shall be incorporated into the project design:</p> <ol style="list-style-type: none"> 1. A sound wall with a minimum height of 6.0 feet shall be constructed along the lot property lines adjacent to North Dante Ave and North Polk Ave. The wall shall be turned inward (eastward) along the lots adjacent to roadway access points. Suitable construction materials 		Prior to development project approval	Planning and Development

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	<p>which shall be used to construct the wall include concrete blocks, masonry, or stucco on both sides of a wood or steel stud wall.</p> <p>These improvements and design requirements shall be included on the project Improvement Plans, subject to review and approval by the City Engineer.</p>			
	<p>NOI-2. The following improvements shall be incorporated into the project design:</p> <p>1. Mechanical ventilation or air conditioning shall be provided for all homes so that windows and doors can remain closed for sound insulation purposes.</p> <p>These improvements shall be included on the project Improvement Plans, subject to review and approval by the City Engineer.</p>		Prior to development project approval	Planning and Development and the Engineer of the City of Fresno
	<p>CIRC-1. Prior to issuance of a building permit, the project proponent shall pay the applicable traffic impact fees (including, but not limited to, the new Growth Area Street [FMSI] Fee, Traffic Signal Mitigation Impact Fee [TSMI] and the Regional Transportation Mitigation Fee [RTMF]).</p>		Prior to issuance of a building permit	Public Works Department (PW) and DARM