Exhibit R
Mitigation Monitoring and Reporting Program

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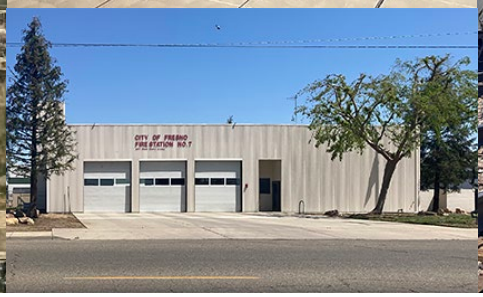
MITIGATION MONITORING AND REPORTING PROGRAM FOR THE

Fresno South Central Specific Plan

State Clearinghouse No.: 2019079022



Prepared for:

City of Fresno

November 2024

Mitigation Monitoring and Reporting Program for the
Fresno South Central Specific Plan
State Clearinghouse No.: 2019079022

Prepared for:

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MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

CEQA and the State CEQA Guidelines (PRC Section 21081.6 and State CEQA Guidelines Sections 15091[d] and 15097) require public agencies "to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval to mitigate or avoid significant effects on the environment." A Mitigation Monitoring and Reporting Program (MMRP) is required for the proposed project because the EIR identifies potential significant adverse impacts related to the project implementation, and mitigation measure have been identified to reduce those impacts. Adoption of the MMRP would occur along with approval of the Proposed Plan.

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed in a satisfactory manner prior to implementation of the proposed plan. The attached table has been prepared to assist the responsible parties in implementing the mitigation measures. The table identifies the impact, mitigation measures (as amended through the Final EIR), monitoring responsibility, mitigation timing, and provides space to confirm implementation of the mitigation measures. The numbering of mitigation measures follows the numbering sequence found in the EIR. Mitigation measures that are referenced more than once in the DEIR are not duplicated in the MMRP table.

ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, the City of Fresno (City) is responsible for taking all actions necessary to implement the mitigation measures under its jurisdiction according to the specifications provided for each measure and for demonstrating that the action has been successfully completed.

Inquiries should be directed to:

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2600 Fresno Street, Room 3065
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The City of Fresno is responsible for overall administration of the MMRP and for verifying that City staff members have completed the necessary actions for each measure (i.e., appropriate amendments to the proposed ordinance).

REPORTING

The City shall document and describing the compliance of the activity with the required mitigation measures either within the attached table or a separate monitoring documentation as part of processing applications under the proposed ordinance.

MITIGATION MONITORING AND REPORTING PROGRAM TABLE

The categories identified in the attached MMRP table are described below.

- Mitigation Measure – This column provides the text (in verbatim) of the adopted mitigation measure
- Implementation Responsibility – This column identifies the party responsible for implementing the mitigation measure.
- Timing – This column identifies the time frame in which the mitigation will be implemented.
- Verification – This column is to be dated and signed by the person (either project manager or his/her designee) responsible for verifying compliance with the requirements of the mitigation measure.

Mitigation Monitoring and Reporting Program

Mitigation Measures	Implementation Responsibility	Timing	Verification
Aesthetics			
Mitigation Measure 4.1-1: Use Nonreflective Materials To reduce the potential for glare from new and redeveloped buildings and structures within the Plan Area, the Preliminary and Final Design Review plan(s) for all future projects in the Plan Area shall show that the use of reflective building materials that have the potential to result in glare that would be visible from sensitive receptors located in the vicinity of the project sites is prohibited. The City of Fresno Planning and Development Department shall ensure that the approved project uses appropriate building materials with low reflectivity to minimize potential glare nuisance to off-site receptors. These requirements shall be included in future project improvement plans, subject to review and approval by the City of Fresno.	Project applicant with review by City of Fresno Planning and Development Department	Building materials reviewed during plan check and approved prior to issuance of building permits.	Planning and Development Department
Mitigation Measure 4.1-2: Prepare a Lighting Plan A lighting plan for all future projects in the Plan Area subject to section 15-2508 and section 15-2015 of the City of Fresno Municipal Code shall be prepared prior to approval of each project. The lighting plan shall demonstrate that the lighting systems and other exterior lighting throughout the project area have been designed to minimize light spillage onto adjacent properties to the greatest extent feasible, consistent with section 15-2508, Lighting and Glare and section 15-2015, Outdoor Lighting and Illumination of the City of Fresno Municipal Code. Use of LED lighting or other proven energy efficient lighting shall be required for facilities to be dedicated to the City of Fresno for maintenance. These requirements shall be included in future project improvement plans, subject to review and approval by the City of Fresno.	Project applicant with review by City of Fresno Planning and Development Department	Lighting plan reviewed during plan check and approved prior to issuance of building permits.	Planning and Development Department
Agricultural and Forestry Resources			
Mitigation Measure 4.2-1: Preserve Farmland In compliance with General Plan Policy RC-9-c, until the City's Farmland Preservation Program is implemented, future development that would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the Plan Area shall be analyzed on a project-by-project basis at the time a project application is submitted. Project proponents shall mitigate the loss at a 1:1 ratio. One of the following mitigation options shall be utilized to mitigate the loss: Restrictive Covenants or Deeds, In Lieu Fees, Mitigation Banks, Fee Title Acquisition, Conservation Easements, Land Use Regulation, or other feasible mitigation. The mitigation shall be verified by the City of Fresno for each such project during improvement plan review.	Project applicant	Prior to approval and issuance of building permits.	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
Air Quality			
Mitigation Measure 4.3-1a: Prepare an Ambient Air Quality Analysis and Mitigation Plan or Voluntary Emissions Reduction Agreement Prior to future individual discretionary project approval, and once all feasible on-site reduction measures have been incorporated, development project applicants shall prepare and submit to the Director of the Fresno Planning and Development Department, or designee, an air quality assessment to determine whether any SJVAPCD annual mass emissions thresholds are exceeded or if a future project's emissions may result in the violation of an AAQS. If no thresholds are exceeded, no further action is necessary. If one or more thresholds are exceeded, future individual development projects will engage in a voluntary emissions reduction agreement (VERA) prior to applying for project-level approval from the City with SJVAPCD to reduce emissions to below SJVAPCD's annual mass emissions thresholds for any pollutant that exceeds the respective threshold. The project applicant shall engage in a discussion with SJVAPCD prior to the adoption of the VERA to ensure that feasible mitigation has been identified to reduce emissions to a less-than-significant level consistent with the direction given in SJVAPCD's GAMAQI. The project applicant shall be provided the opportunity to perform an additional quantification of the project's operational emissions to estimate the type of reduction needed to reduce emissions to below SJVAPCD's annual significance thresholds. Engagement in the VERA shall be monitored by SJAPCD in perpetuity with oversight by the City.	Project applicant with oversight from SJVAPCD and review by City of Fresno Planning and Development Department	Prior to the approval of each Final Map, before construction	Planning and Development Department
Mitigation Measure 4.3-1b: Use Clean Fleets during Construction Prior to issuance of future construction contracts, to reduce impacts from construction-related diesel exhaust emissions resulting from development under the SCSP, construction contractors for individual development projects within the SCSP shall demonstrate that they shall use the cleanest available fleet of heavy-duty equipment. This can be accomplished through submitting Construction Clean Fleet paperwork to SJVAPCD in accordance with the requirements of Rule 9510. All on-site yard trucks and forklifts shall be powered by electricity where such equipment is readily available in the marketplace as reasonably determined by the City. Electric forklifts will continue to become more available as the requirements of CARB's proposed Zero-Emissions Forklifts Regulation stimulate the production of these forklifts over time. For any on-site equipment that cannot be electric-powered, and diesel-powered equipment is the only available option, construction contractors shall use equipment that either uses only high-performance renewable diesel (R100 or a similar diesel blend) or meets EPA Tier 4 Final emissions standards.	Project applicant with oversight by SJVAPCD	Prior to issuance of building permits and throughout construction period.	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
Mitigation Measure 4.3-1c: Prohibit Portable Diesel Engines To reduce diesel exhaust emissions, portable diesel engines shall be prohibited during construction of plan-related development where access to alternative sources of power (e.g., electricity) are available. The applicability of this measure is contingent upon the infrastructure available to support electric-powered diesel engines as well as the availability of such equipment at the time of development application review. This measure shall be enforced through City conditions of approval prior to issuance of construction/building permits for individual development applications.	Project applicant	Prior to issuance of building permits and throughout construction period.	Public Works Department
Mitigation Measure 4.3-1d: Implement Dust Control Measures To reduce impacts from construction-related fugitive dust emissions resulting from plan-related development, construction contractors shall be required to implement the following dust control measures in accordance with SJVAPCD's Regulation VIII including additional dust reducing measures: ▶ All soil being actively excavated or graded shall be sufficiently watered to prevent excessive dust. Watering shall occur as needed with complete coverage of disturbed soil areas. Watering shall take place a minimum of three times daily on disturbed soil areas with active construction activities operations unless dust is otherwise controlled by rainfall or use of a dust suppressant. ▶ After active construction activities, soil shall be stabilized with a non-toxic soil stabilizer or soil weighting agent, or alternative soil stabilizing methods. ▶ All unpaved construction and operation/maintenance site roads, as they are being constructed, shall be stabilized with a non-toxic soil stabilizer, water, or soil weighting agent. ▶ All clearing, grading, earth moving, and excavation activities shall cease during periods of winds greater than 20 miles per hour (averaged over one hour), or when dust plumes of 20 percent or greater opacity impact public roads, occupied structures, or neighboring property or as identified in a plan approved by the SJVACD. ▶ All trucks leaving construction sites will cover all loads of soils, sands, and other loose materials, or be thoroughly wetted with a minimum freeboard height of six inches. ▶ Areas disturbed by clearing, earth moving, or excavation activities shall be minimized at all times. ▶ Stockpiles of soil or other fine loose material shall be stabilized by watering or other appropriate method to prevent wind-blown fugitive dust.	Project applicant with oversight from SJVAPCD	Prior to issuance of building permits and throughout construction period.	Public Works Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
▶ All soil storage piles and disturbed areas that remain inactive for longer than 10 days shall be covered or shall be treated with appropriate dust suppressant compounds. ▶ Prior to construction, wind breaks (such as chain-link fencing including a wind barrier) shall be installed where appropriate. ▶ Where applicable, mowing will be utilized to clear construction areas instead of disking or grading. ▶ The proponents/operators of future projects shall use GPS or lasers to level posts, generally avoiding grading except when elevation changes exceed design requirements. ▶ When grading is unavoidable, grading is to be phased and done with the application of a non-toxic soil stabilizer or soil weighting agent, or alternative soil stabilizing methods. ▶ Where feasible, plant roots shall be left in place where possible to stabilize the soil. ▶ Reduce and/or phase the amount of the disturbed area (e.g., grading, excavation) where possible. After active clearing, grading, and earth moving is completed within any portion of the site, the following dust control practices shall be implemented: ▶ Dust suppressant should be used on the same day or day immediately following the cessation of activity for a particular area where further activity is not planned. ▶ All unpaved road areas shall be treated with a dust suppressant or graveled to prevent excessive dust. ▶ The proponents/operators of future projects shall use dust suppression measures during road surface preparation activities, including grading and compaction. During all phases of construction, the following vehicular control measures shall be implemented: ▶ On-site vehicle speed shall be limited to 15 miles per hour on unpaved areas within individual project sites. Vehicles may travel up to 25 miles per hour on paved roads. ▶ Visible speed limit signs shall be posted at main ingress point(s) on site. ▶ Streets used by projects during construction shall be kept clean, and project-related accumulated silt shall be removed a minimum of once daily, or as			

Mitigation Measures	Implementation Responsibility	Timing	Verification
necessary to prevent substantial off-site fugitive dust releases. The use of dry rotary brushes (unless prior wetting) and blower devices is prohibited. ▶ If site soils cling to the wheels of the vehicles, then a track out control device, or other such device shall be used on the road exiting the project site, immediately prior to the pavement, to remove most of the soil material from vehicle tires. This shall be enforced by the City in the form of a Dust Control Plan with verification by SJVAPCD.			
Mitigation Measure 4.3-1e: Implement Exhaust Control Measures To reduce impacts from construction-related exhaust emissions, for all construction activities occurring from projects under the proposed plan, construction contractors shall implement the following measures, as recommended by the Sacramento Metropolitan Air Quality Management District, among other air districts: ▶ Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 3 minutes, as enforced by an identified compliance officer within the construction crew. Idling restrictions shall be enforced by highly visible posting at the site entry, posting at other on-site locations frequented by truck drivers, conspicuous inclusion in employee training and guidance material and owner, operator or tenant direct action as required. ▶ Maintain construction equipment and provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [CCR Title 13, Sections 2449 and 2449.1] to SJVAPCD. ▶ Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated. Documentation of a certified mechanic's inspection and determinations shall be maintained by the Construction Manager and available for City inspection upon reasonable request. This shall be enforced by the City.	Project applicant with oversight from SJVAPCD	Prior to issuance of building permits and throughout construction period.	Public Works Department
Mitigation Measure 4.3-1f: Reduce Emissions from Architectural Coatings During construction, to reduce impacts from construction-related ROG emissions leading to ozone formation, for all construction activities occurring from development under the proposed plan, construction contractors shall use low-VOC (i.e., ROG) coatings (no greater than 10 grams per liter) beyond SJVAPCD's	Project applicant with oversight from SJVAPCD	Prior to issuance of building permits and throughout construction period.	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
mandatory requirement (i.e., Regulation VIII, Rule 3, "Architectural Coatings"). This shall be enforced by the City with verification by SJVAPCD.			
Mitigation Measure 4.3-1g: Incorporate Cool Communities Strategies Prior to future discretionary project approval, development under the proposed plan shall demonstrate that it has incorporated strategies to cool the urban heat island effect, reduce energy use and ozone formation, and maximize air quality benefits by requiring new development to implement four key strategies: plant trees, selective use of vegetation for landscaping, install cool roofing (i.e., high-albedo), and install cool (i.e., high-albedo) pavements.	Project applicant with review by City of Fresno Planning and Development Department	Prior to Design Review approval, before construction	Planning and Development Department
Mitigation Measure 4.3-1h: Use Low- or Zero-Emission Heavy-Duty Trucks and Equipment Future tenants of new and redeveloped commercial and industrial land uses (those over which the City will have discretionary approval) shall ensure that all heavy-duty trucks (Class 7 and 8) domiciled on the project site are model year 2014 or later from start of operations and shall expedite a transition to zero-emission vehicles, with the fleet fully zero-emission by December 31, 2026, or when commercially available for the intended application (as determined by the City based on substantial evidence), whichever date is later. For industrial uses or uses that would require deliveries to/from the site (i.e., at loading docks), all heavy-duty truck fleets associated with operational activities must utilize the cleanest available heavy-duty trucks, including zero and near-zero that meet 0.02 gram per brake horsepower-hour NOx technologies. For industrial uses or any other use that requires operational on-site equipment (cargo handling, yard hostlers, forklifts, pallet jacks), zero-emissions technologies shall be used. "Domiciled at the project site" shall mean the vehicle is either (i) parked or kept overnight at the project site more than 70 percent of the calendar year or (ii) dedicated to the project site (defined as more than 70 percent of the truck routes (during the calendar year) that start at the project site even if parked or kept elsewhere). Zero-emission, heavy-duty trucks which require service can be temporarily replaced with model year 2014 or later trucks. Replacement trucks shall be used for only the minimum time required for servicing fleet trucks. Future tenants of commercial and industrial land uses shall ensure that adequate electrical infrastructure is provided to allow for the transition to electric heavy-duty trucks. Owners, operators, or tenants shall prohibit the use of diesel generators, except in emergency situations, in which case such generators shall have Best Available Control Technology (BACT) that meets ARB Tier 4 emission standards, or the	Project applicant with review by City of Fresno Planning and Development Department	Prior to the issuance of Certificate of Occupancy, throughout project lifetime	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
most current and strict BACT available prior to the issuance of an Authority to Construct, as determined by SJVAPCD. This shall be enforced through oversight by the City and shall be included as part of contractual lease agreement language to ensure the tenants/lessees are informed of all ongoing operational responsibilities.			
Mitigation Measure 4.3-1i: Use Low- or Zero-Emission Vehicles Future tenants of new and redeveloped commercial and industrial land uses within the plan area (those over which the City will have discretionary approval) shall ensure use of a "clean fleet" of vehicles/delivery vans/trucks (Class 2 through 6) as part of business operations as follows: For any vehicle (Class 2 through 6) domiciled at the project site, the following "clean fleet" requirements apply: (i) 33 percent of the fleet shall be zero emission vehicles at start of operations, (ii) 65 percent of the fleet shall be zero emission vehicles by December 31, 2027, (iii) 80 percent of the fleet shall be zero emission vehicles by December 31, 2029, and (iv) 100 percent of the fleet will be zero emission vehicles by December 31, 2031. "Domiciled at the project site" shall mean the vehicle is either (i) parked or kept overnight at the project site more than 70 percent of the calendar year or (ii) dedicated to the project site (defined as more than 70 percent of the truck routes (during the calendar year) that start at the project site even if parked or kept elsewhere). Zero-emission, heavy-duty trucks which require service can be temporarily replaced with model year 2014 or later trucks. Replacement trucks shall be used for only the minimum time required for servicing fleet trucks. Zero-emission vehicles which require service can be temporarily replaced with alternate vehicles. Replacement vehicles shall be used for only the minimum time required for servicing fleet vehicles. The property owner/tenant/lessee shall not be responsible to meet "clean fleet" requirements for vehicles used by common carriers operating under their own authority that provide delivery services to or from the project site. This shall be enforced through oversight by the City and shall be included as part of contractual lease agreement language to ensure the tenants/lessees are informed of all ongoing operational responsibilities.	Project applicant with review by City of Fresno Planning and Development Department	Prior to the issuance of Certificate of Occupancy, throughout project lifetime	Planning and Development Department
Mitigation Measure 4.3-1j: Decarbonize New Residential and Commercial Buildings To reduce criteria air pollution and greenhouse gas (GHG) emissions and provide savings for project residents, the proposed plan will integrate special energy conservation and production features. All new residential, commercial, and other non-residential structures that do not include unique uses or processes where nonrenewable energy is required based on technological or availability limitation shall be all electric, with natural gas infrastructure extended only to industrial	Project applicant with review by City of Fresno Planning and Development Department	Prior to the issuance of Certificate of Occupancy	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
uses. Fully electric development shall be demonstrated to the City prior to the issuance of building permits to construct and shall be subject to City approval.			
Mitigation Measure 4.3-1k: Decarbonize New Industrial Use Buildings For industrial uses that do not include major manufacturing or processing equipment requiring natural gas for processing purposes (e.g., logistics, warehouses, distribution, some research and development), no natural gas infrastructure shall be permitted. Consistency with this measure shall be determined at the development application stage, based on a site-specific feasibility study submitted to the City for approval.	Project applicant with review by City of Fresno Planning and Development Department	Prior to the issuance of Certificate of Occupancy	Planning and Development Department
Mitigation Measure 4.3-1l: Reduce Areawide Source Emissions The use of gasoline-powered landscape equipment within the Plan Area shall be prohibited. This shall be enforced through verification through the City through a development agreement made between future project applicants and the City.	Project applicant	Prior to the issuance of Certificate of Occupancy, throughout project lifetime	Planning and Development Department
Mitigation Measure 4.3-1m: Reduce Off-Site Emissions Once all on-site reduction measures (i.e., Mitigation Measure 4.3-1a through 4.3-1i have been exhausted or for uses where further on-site emissions reductions are deemed infeasible, based on environmental review, the development of new or participation in existing off-site emissions reduction strategies/programs (e.g., urban forestry programs, local building retrofit programs, off-site EV charger funding, public transit subsidies) shall be required. This can be implemented in conjunction with Mitigation Measure 4.3-1a through the VERA process, if needed, as overseen by SJVAPCD.	Project applicant with oversight by SJVAPCD and with review by City of Fresno Planning and Development Department	Prior to the issuance of Certificate of Occupancy, throughout project lifetime	Planning and Development Department
Mitigation Measure 4.3-3a: Require Construction Health Risk Assessment A site-specific HRA shall be required for all construction projects anticipated to last more than two months and located within 1,000 feet of sensitive receptors (as defined by SJVAPCD) regardless of intensity of construction. In addition to project-level health risk from construction, future construction HRAs must evaluate cumulative health risk levels from project implementation. All recommendations from the HRA shall be enforced as conditions of approval of the development. If the recommendations of the HRA are insufficient to reduce impacts to levels at or below SJVAPCD's threshold of 20 in one million, such development with significant cancer risk (i.e., that exceed that threshold) shall be prohibited.	Project applicant with oversight by SJVAPCD	Prior to Design Review approval, before construction	Planning and Development Department
Mitigation Measure 4.3-3b: Require Operational Health Risk Assessment A site-specific HRA shall be required for the operation of projects that propose the use of TAC-emitting equipment or industrial processes. In addition to project-level health risk from operation, future operation HRAs must evaluate cumulative health risk levels from project implementation. All recommendations from the	Project applicant with oversight by SJVAPCD	Prior to Design Review approval, before construction	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
HRA shall be enforced as conditions of approval of the development. If the recommendations of the HRA are insufficient to reduce impacts to levels at or below SJVAPCD's threshold of 20 in one million, such development with significant cancer risk shall be prohibited.			
Mitigation Measure 4.3-3c: Incorporate Design Features at Truck Loading Areas to Reduce Health Risk Exposure at Sensitive Receptors Future developments under the plan shall be designed so that truck loading/unloading facilities shall be located at an appropriate setback distance from sensitive receptors. Project-level design, including setback distance, shall be informed by the findings of a qualified, site-specific HRA conducted in accordance with guidance from SJVAPCD and approved by SJVAPCD that shows that the associated level of cancer risk at the sensitive receptors would not exceed 20 in 1 million. A truck loading/unloading facility is defined as any truck distribution yard, truck loading dock, or truck loading or unloading area where more than one truck with three or more axles will be present for more than 10 minutes per week, on average; and sensitive receptors include residential land uses, campus dormitories and student housing, residential care facilities, hospitals, schools, parks, playgrounds, and daycare facilities. If the HRA determines that a nearby sensitive receptor would be exposed to an incremental increase in cancer risk greater than 20 in 1 million then design measures shall be incorporated to reduce the level of risk exposure to less than 20 in 1 million. Design measures may include but are not limited to the following: ▶ All truck loading/unloading facilities to be equipped with one 110/208-volt power outlet for every two-truck loading/unloading facility. A minimum 2-foot-by-3-foot sign shall be clearly visible at each loading dock that indicates, "Diesel engine idling limited to a maximum of 2 minutes." The sign shall include instructions for diesel trucks idling for more than 2 minutes to connect to the 110/208-volt power to run any auxiliary equipment. ▶ The use of electric-powered "yard trucks" or forklifts to move truck trailers around a truck yard or truck loading/unloading facility. ▶ The use of buildings or walls to shield commercial activity from nearby residences or other sensitive land uses. ▶ The use of EPA-rated Tier 4 Final engines in diesel-fueled construction equipment when construction activities are adjacent to existing sensitive receptors. ▶ The planting and maintenance of vegetative buffers between truck loading/unloading facilities and nearby residences, schools, daycare facilities, and any other sensitive receptors. As part of detailed site design, a landscape	Project applicant with oversight by SJVAPCD and with review by City of Fresno Planning and Development Department	Prior to Design Review approval, before construction	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
architect licensed by the California Landscape Architects Technical Committee shall identify all locations where trees should be located, accounting for areas where shade is desired such as along pedestrian and bicycle routes, the locations of solar photovoltaic panels, and other infrastructure. ▶ The use of all electrical-powered Transportation Refrigeration Units (TRUs). ▶ The use of all electric heavy-duty trucks.			
Mitigation Measure 4.3-3d: Protect New and Existing Sensitive Land Uses To minimize impacts from TAC exposure, for future subsequent development under the proposed plan, the following measures shall be implemented: ▶ Avoid siting new sensitive land uses within 1,000 feet from the centerline of a freeway, unless such development contributes to smart growth, open space, or transit-oriented goals, in which case the development shall include feasible measures such as separation/setbacks, landscaping, barriers, ventilation systems, air filters/cleaners, and/or other effective measures to minimize potential impacts from air pollution. ▶ Require new sensitive land uses to include feasible measures such as separation/setbacks, landscaping, barriers, ventilation systems, air filters/cleaners, and/or other effective measures to minimize potential impacts from air pollution. ▶ For future development requiring the use of heavy-duty trucks, designate truck routes that avoid sensitive land uses. ▶ Require that zoning regulations provide adequate separation and buffering between existing and proposed residential and industrial uses (i.e., a minimum of 1,000 feet). ▶ Designate truck routes to avoid residential areas including low-income and minority neighborhoods.	Project applicant with oversight by SJVAPCD and with review by City of Fresno Planning and Development Department	Prior to Design Review approval, before construction	Planning and Development Department
Biological Resources			
Mitigation Measure 4.4-1a: Conduct Project-Level Biological Reconnaissance Sensitive Species and Habitats Survey During the early planning stages of projects under the SCSP, the following measure shall apply: ▶ If a project site has natural land cover and is not within existing development with an urban landscape, a data review and biological reconnaissance survey will be conducted within a project site by a qualified biologist prior to project activities (e.g., ground disturbance, vegetation removal, staging, construction). The survey will be conducted no more than one year prior to project	Project applicant and qualified biologist	Complete during environmental review process prior to approval of discretionary project and any grading or construction activities.	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
implementation. The qualified biologist must be familiar with the life histories and ecology of species in the City of Fresno and must have experience conducting field surveys of relevant species or resources, including focused surveys for individual species, if applicable. The data reviewed will include the biological resources setting, species tables, and habitat information in this EIR. It will also include review of the best available, current data for the area, including vegetation mapping data, species distribution/range information, CNDDB, CNPS Inventory of Rare and Endangered Plants of California, relevant Biogeographic Information and Observation System (BIOS) queries, and relevant general plans. BIOS is a web-based system that enables the management and visualization of biogeographic data collected by CDFW and partner organizations. The qualified biologist will assess the habitat suitability of the project site for all special-status plant and wildlife species as well as sensitive habitats identified as having potential to occur in the SCSP area (refer to Section 4.4.2, "Environmental Setting"), and will identify bat maternity roosts within the SCSP area. The qualified biologist will also assess the potential for aquatic resources (e.g., wetlands, streams, seeps) or sensitive natural communities to be present within the project site. The biologist will provide a report to the City of Fresno with evidence to support a conclusion as to whether special-status species and sensitive habitats are present or are likely to occur within the project site. ▪ The reconnaissance survey will include a habitat assessment for Crotch's bumble bee based on the habitat assessment guidance in the *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* (CDFW 2023) or other updated guidance from CDFW. If the habitat assessment determines that habitat suitable for Crotch bumble bee is present within the project area, then Mitigation Measure 4.4-1g will be implemented. ▪ If the reconnaissance survey identifies no potential for special-status plant or wildlife species, and no potential sensitive habitats including riparian habitat or wetlands, the City of Fresno will not be required to apply any additional mitigation measures under Impact 4.4-1b through 4.4-1g, 4.4-2, or 4.4-3. ▪ If the qualified biologist determines that there is potential for special-status species or sensitive habitats to be present within the project site, the appropriate biological mitigation measures, identified herein shall be implemented. ▶ All special-status species detected during surveys will be reported to the California Natural Diversity Database (CNDDB). The CNDDB field survey			

Mitigation Measures	Implementation Responsibility	Timing	Verification
form can be found at https://wildlife.ca.gov/Data/CNDDB/Submitting-02Data and the completed form can be mailed to CNDDB at CNDDB@wildlife.ca.gov.			
Mitigation Measure 4.4-1b: Conduct Special-Status Plant Surveys, and Implement Avoidance Measures and Mitigation If it is determined through implementation of Mitigation Measure 4.4-1a that habitat suitable for special-status plant species is present within a particular project site, the following measures shall be implemented: ▶ Before implementation of future project activities in the Plan Area that could affect grasslands suitable for California jewelflower (within natural annual grassland areas), or when projects are proposed that could affect aquatic habitat suitable for Sanford's arrowhead, a qualified botanist shall conduct protocol-level surveys of the project site following survey methods from CDFW's Protocols for Surveying and Evaluating Impacts on Special-Status Native Plant Populations and Natural Communities (CDFW 2018 or most recent version). The qualified botanist shall (1) be knowledgeable about plant taxonomy, (2) be familiar with plants of the Central Valley region, including special-status plants and sensitive natural communities, (3) have experience conducting floristic botanical field surveys as described in CDFW 2018, (4) be familiar with the California Manual of Vegetation (Sawyer et al. 2009 or current version, including updated natural communities data at http://vegetation.cnps.org/), and (5) be familiar with federal and state statutes and regulations related to plants and plant collecting. ▪ If special-status plants are not found, the botanist shall document the findings in a report to the City of Fresno, and no further mitigation shall be required. ▪ If special-status plants are found during protocol surveys and cannot be avoided by project activities, the applicant shall, in consultation with CDFW or USFWS, as appropriate, depending on species status, develop and implement a site-specific mitigation strategy to compensate for loss of occupied habitat or individuals. Mitigation measures shall include, at a minimum, preserving and enhancing existing populations outside of the individual development area, establishing populations through seed collection or transplantation from the site that is to be affected, and/or restoring or creating habitat in sufficient quantities to offset loss of occupied habitat or individuals. Potential mitigation sites could include suitable locations within or outside of the project site. Habitat and individual plants lost shall be mitigated at a ratio agreed upon in	Project applicant and qualified biologist	Complete during environmental review process prior to approval of discretionary project and any grading or construction activities.	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
consultation with CDFW or USFWS, considering acreage as well as function and value at a population scale. Success criteria for preserved and compensatory populations shall include: • The extent of occupied area and plant density (number of plants per unit area) in compensatory populations shall be equal to or greater than the affected occupied habitat. • Compensatory and preserved populations shall be self-producing. Populations would be considered self-producing when: - plants reestablish annually for a minimum of five years with no human intervention such as supplemental seeding; and - reestablished and preserved habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types in the project vicinity. - If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits, or other off-site conservation measures, the details of these measures shall be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, success criteria such as those listed above and other details, as appropriate to target the preservation of long-term viable populations.			
Mitigation Measure 4.4-1c: Conduct Western Pond Turtle Preconstruction Surveys, Implement Avoidance Measures, and Relocate Individuals If it is determined through implementation of Mitigation Measure 4.4-1a that habitat suitable for western pond turtle is present within a particular project site, the following measures shall be implemented: ▶ Within 24 hours of commencement of ground disturbing activities in aquatic habitat or in grasslands within 1,600 feet from aquatic habitat, a qualified biologist familiar with the life history of western pond turtle and experienced in performing surveys for western pond turtle shall conduct a focused survey of aquatic and upland habitat suitable for the species within the project site. The qualified biologist shall inspect the project site for western pond turtles as well as suitable burrow habitat. ▪ If western pond turtles are not detected during the focused survey, the qualified biologist shall submit a report summarizing the results of the survey to the applicant and the City of Fresno, and further mitigation shall not be required.	Project applicant and qualified biologist	Within 24 hours of commencement of ground disturbing activities in aquatic habitat or in grasslands within 1,600 feet from aquatic habitat.	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
▪ If western pond turtles are detected, a no-disturbance buffer of at least 100 feet shall be established around any identified nest sites or overwintering sites until the nest is no longer active as determined by a qualified biologist, and no project activities would occur within the no-disturbance buffer. A qualified biologist with an appropriate CDFW Scientific Collecting Permit that allows handling of reptiles shall be present during initial ground disturbance activities and shall inspect the project site before initiation of project activities. If western pond turtles are detected, the qualified biologist shall move the turtles to an area that provides suitable aquatic habitat.			
Mitigation Measure 4.4-1d: Conduct Burrowing Owl Survey, Implement Avoidance Measures, and Compensate for Loss of Occupied Burrows If it is determined through implementation of Mitigation Measure 4.4-1a that habitat suitable for burrowing owl is present within a particular project site, the following measures shall be implemented: ▶ If proposed projects within the Plan Area are implemented in habitat suitable for burrowing owls, a qualified biologist shall conduct survey sfor burrowing owls in areas of habitat suitable for the species on and within 1,640 feet (500 meters) of the Plan Area using survey methods described in Appendix D of the 2012 Staff Report on Burrowing Owl Mitigation prepared by the California Department of Fish and Game (now CDFW) (CDFG 2012) or any subsequent updated guidance. A minimum of four surveys shall be conducted to determine whether burrowing owls occupy the site. If feasible, at least one survey should be conducted between February 15 and April 15 and the remaining surveys should be conducted between April 15 and July 15, at least three weeks apart. Because burrowing owls may recolonize a site after only a few days, one of the surveys, or an additional survey, shall be conducted no less than 14 days before initiating ground disturbance activities to verify that take of burrowing owl would not occur. ▶ If no occupied burrows are found, the qualified biologist shall submit a report documenting the survey methods and results to the City of Fresno, and no further mitigation shall be required. ▶ If a burrow occupied by a burrowing owl is found during the surveys, the project proponent shall establish and maintain a buffer around the occupied burrow and any identified satellite burrows (i.e., non-nesting burrows that burrowing owls use to escape predators or move young into after hatching) to prevent take of burrowing owls. ▶ During the non-breeding season (September 1 through January 31), the minimum buffer distance shall be 164 feet (50 m). During the breeding	Project applicant and qualified biologist	Complete focused survey for burrowing owl no less than 14 days before initiating ground disturbance activities.	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
season (February 1 through August 31), the minimum buffer distance shall be increased to 1,640 feet (500 m). ▶ The buffer may be adjusted if, in consultation with CDFW, a qualified biologist determines that an alternative buffer shall not disturb burrowing owl adults, young, or eggs because of particular site features (e.g., topography, natural line-sight-barriers), level of project disturbance, or other considerations. If the buffer is reduced, a qualified biologist shall monitor the behavior of the burrowing owls during all project activities within 1,640 feet of the burrow. If the owls are disturbed or agitated (e.g., vocalizations, bill snaps, fluffing feathers to increase body size appearance, drooping wings and rotating them forward, crouching and weaving back and forth) by the project activities, the biologist shall have the authority to halt the activities and re-establish a buffer consistent with the first bullet until the agitated behavior ceases and normal behavior resumes. ▶ The buffer shall remain in place around the occupied burrow and associated satellite burrows until a qualified biologist has determined through noninvasive methods that the burrows are no longer occupied by burrowing owl. A previously occupied burrow will be considered unoccupied if surveys demonstrate that no owls have used the burrow for seven consecutive days. ▶ Locations of burrowing owls detected during surveys shall be reported to the CNDDB. ▶ If implementation of a buffer to prevent take of burrowing owl is not feasible, the project applicant shall consult with CDFW and obtain an Incidental Take Permit (ITP) prior to commencing project related ground-disturbing activities. The impacts of taking burrowing owl shall be minimized and fully mitigated. ▶ The project applicant shall compensate for the loss of burrowing owl by establishing permanent protection and perpetual management on land that provides burrowing owl habitat. Habitat management lands for burrowing owl may be established by conservation easement or fee title or credits may be purchased from a CDFW-approved conservation or mitigation bank. The compensatory mitigation shall satisfy permit conditions and all other permit conditions shall be implemented.			
Mitigation Measure 4.4-1e: Conduct Focused Surveys for Special-Status Birds, Nesting Raptors, and Other Native Nesting Birds, and Implement Protective Buffers If it is determined through implementation of Mitigation Measure 4.4-1a that habitat for special-status birds, nesting raptors, or other native nesting birds is	Project applicant and qualified biologist	For Swainson's hawk, complete surveys early in season in accordance with the guidelines provided in *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the*	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
present within a particular project site, the following measures shall be implemented: ▶ To minimize the potential for loss of special-status bird species, raptors, and other native birds (including Swainson's hawk, tricolored blackbird, and white-tailed kite), project activities (e.g., tree removal, vegetation clearing, ground disturbance, staging) shall be conducted during the nonbreeding season (approximately September 16-January 31, as determined by a qualified biologist), if feasible. If project activities are conducted during the nonbreeding season, no further mitigation shall be required. This measure applies to project activities that occur where habitat suitable for nesting is present, as determined by a qualified biologist. Birds may nest on the ground, in bushes, in trees, in structures, and in cavities; therefore, habitat suitable for bird nesting may include portions of the Plan Area that qualify as annual grassland, agricultural land, or riparian habitat. ▪ Guidelines provided in *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley* (Swainson's Hawk Technical Advisory Committee 2000) shall be followed for surveys for Swainson's hawk. This protocol includes early season surveys. ▪ For other birds, within 14 days before the onset of project activities during the breeding season (approximately February 1 through September 15, as determined by a qualified biologist), a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys shall conduct focused surveys for special-status birds, other nesting raptors, and other native birds. Surveys shall be conducted in accessible areas within 500 feet of the project site for other raptor species (white-tailed kite) and special-status birds (tricolored blackbird), and within 50 feet of the project site for non-raptor common native bird nests, unless determined otherwise by a qualified biologist. ▪ If no active nests are found, the qualified biologist shall submit a report documenting the survey methods and results to the applicant and the City of Fresno, and no further mitigation shall be required. ▪ If active nests are found, impacts on nesting birds shall be avoided by establishing appropriate buffers around active nest sites identified during focused surveys to prevent disturbance to the nest. Project activity shall not commence within the buffer areas until a qualified biologist has determined that the young have fledged, the nest is no		*Central Valley* (Swainson's Hawk Technical Advisory Committee 2000). For other birds, if within the breeding season (approximately September 15-January 31, as determined by a qualified biologist), pre-construction surveys must occur on the first day prior to the commencement of construction activities.	

Mitigation Measures	Implementation Responsibility	Timing	Verification
longer active, or reducing the buffer would not likely result in nest abandonment. ▪ Buffers typically shall be 0.5 mile for Swainson's hawk~~,~~ and 500 feet for other raptors. Buffer size for non-raptor bird species shall typically be 250 feet. Variance from these no-disturbance buffers may be possible at the recommendation of the qualified biologist when there is a compelling biological or ecological reason to do so. Factors to be considered for determining buffer size shall include presence of natural buffers provided by vegetation or topography, nest height above ground, baseline levels of noise and human activity, species sensitivity, and proposed project activities. Generally, buffer size for these species shall be at least 20 feet. The size of the buffer may be adjusted if a qualified biologist determines that such an adjustment shall not be likely to adversely affect the nest. Any buffer reduction for a special-status species shall require consultation with CDFW. ▪ If an active Swainson's hawk nest is detected for project tiered from this plan, and a 0.5-mile no-disturbance buffer is not feasible, the project proponent shall consult with CDFW to discuss how to implement the project and avoid take. If take cannot be avoided, take authorization through the acquisition of an Incidental Take Permit (ITP), pursuant to Fish and Game Code section 2081 subdivision (b) would be necessary to comply with CESA. ▪ If active nests are detected, the qualified biologist shall monitor the nest prior to initiation of work to determine a baseline activity level for the nesting birds. If a buffer has been reduced below 250 feet at the recommendation of the qualified biologist, then the nest shall be continuously monitored at the initiation of work inside of the 250 feet to detect behavioral changes resulting from the project. If behavioral changes occur, CDFW shall be consulted for additional avoidance and minimization measures, and work shall be halted and the buffer shall be extended until the nesting birds are confirmed by the qualified biologist to have resumed regular nesting behaviors. ▪ Periodic monitoring of the nest by a qualified biologist during project activities shall be required if the activity has potential to adversely affect the nest, the buffer has been reduced, or if birds within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist.			

Mitigation Measures	Implementation Responsibility	Timing	Verification
Mitigation Measure 4.4-1f: Conduct Pallid Bat Focused Surveys, and Implement Avoidance Measures If it is determined through implementation of Mitigation Measure 4.4-1a that habitat suitable for pallid bat is present within a particular project site, the following measures shall be implemented: ▶ For project activities in habitat suitable for pallid bat roosting (i.e., existing unused or abandoned buildings, large diameter trees), the following measure will apply. Before the start of project activities, a qualified biologist familiar with bats and bat ecology, and experienced in conducting bat surveys, shall conduct surveys for bat roosts in suitable habitat (e.g., abandoned buildings, large tree crevices, tree cavities) within and adjacent to the project site. ▪ If no evidence of bat roosts is found, the qualified biologist shall submit a report summarizing the results of the survey to the City of Fresno, and no further study shall be required. ▪ If evidence of bat roosts is observed, the species and number of bats using the roost shall be determined by a qualified biologist. Bat detectors shall be used if deemed necessary to supplement survey efforts by the qualified biologist. ▪ A no-disturbance buffer of 250 feet shall be established around active pallid bat roosts, and project activities shall not occur within this buffer until after the roosts are unoccupied. ▪ If roosts of pallid bat are determined to be present and must be removed, the bats shall be excluded from the roosting site before the building is removed. A program addressing compensation, exclusion methods, and roost removal procedures shall be developed in consultation with CDFW before implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter) or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) shall be replaced in consultation with CDFW and may require construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. If determined necessary during consultation with CDFW, replacement roosts shall be implemented before bats are excluded from the original roost sites. Once the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site by a qualified biologist, the roost structure may be removed.	Project applicant and qualified biologist	Complete during environmental review process prior to approval of discretionary project and any grading or construction activities.	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
Mitigation Measure 4.4-1g: Conduct Crotch's Bumble Bee Protocol Survey and Avoidance If habitat suitable for Crotch's bumble bee is detected in the project area during the reconnaissance survey conducted pursuant to Mitigation Measure 4.4-1a, the following measure shall apply: ▶ Surveys for Crotch's bumble bee will be conducted in areas with habitat suitable for Crotch's bumble bee following the protocol in the *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* (CDFW 2023). This protocol requires that a qualified biologist conduct three on-site surveys to detect foraging bumble bees and potential nesting sites (nesting surveys) during the colony active period and when peak floral resources are present (April–August). Each survey should ideally be spaced 2–4 weeks apart. Surveys are only valid for the year in which they are conducted. If more than 1 year passes between survey completion and initiation of ground disturbing project activities, presence surveys must be repeated. ▪ If surveys are conducted and no Crotch's bumble bee are detected, results shall be reported to CDFW, and work may proceed during that year. ▪ If surveys indicate the presence or potential presence of Crotch's bumble bee, the project proponent shall consult with CDFW on development of take avoidance and minimization measures. Measures may include avoidance of small mammal burrows and thatched or brunch grasses, onsite biological monitoring during vegetation removal or ground-disturbing activities, or seasonal avoidance of activities during the queen flight period (February – March), the gyne flight period (September – October), and/or the colony active period (April – August). ▶ If take of Crotch's bumble bee cannot be avoided, take authorization through acquisition of an Incidental take permit (ITP) pursuant to the Fish and Game Code section 2081, subdivision (b) shall be sought to comply with the California Endangered Species Act (CESA).	Project applicant and qualified biologist	Complete three on-site surveys during the colony active period and when peak floral resources are present (April–August). Each survey should ideally be spaced 2–4 weeks apart. Surveys should be completed prior to any grading or construction activities during environmental review process and prior to approval of discretionary project.	Planning and Development Department
Mitigation Measure 4.4-2: Conduct Surveys for Riparian Habitat and Implement Avoidance Measures If it is determined through implementation of Mitigation Measure 4.4-1a that riparian habitat is present within a particular project site, the following measures shall be implemented before implementation of project activities: ▶ Activities for projects tiered from the Plan that substantially change the bed, bank, and channel of any river, stream, or lake are subject to CDFW's	Project applicant and qualified biologist	Complete during environmental review process prior to approval of discretionary project and any grading or construction activities.	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
regulatory authority pursuant to Fish and Game Code 1602. If it is determined that disturbance or fill of state protected streams or riparian habitat cannot be avoided, the project proponent will notify CDFW before commencing activity that may substantially divert or obstruct the natural flow of any river stream or lake; or otherwise substantially change or use materials from the bed, bank, or channel of any river, stream, or lake (including removal of riparian vegetation); or otherwise deposit debris, waste, or other materials that could pass into any river, stream or lake. riparian corridor of any waterway that supports fish or wildlife resources. If project activities trigger the need for a Streambed Alteration Agreement, the proponent will obtain an agreement from CDFW before the activity commences. More information on notification requirements may be found on CDFWs website, https://wildlife.ca.gov/Conservation/LSA. Project proponents may also contact CDFW staff in the Central Region Lake and Streambed Alteration Program at (550)243-4593. The applicant will conduct project construction activities in accordance with the agreement, including implementing reasonable measures in the agreement necessary to protect fish and wildlife resources, when working within the bed or bank of waterways or in riparian habitats associated with those waterways. These measures may include demarcation of the construction area, biological monitoring, environmental awareness training for construction crews, and compensatory measures (e.g., restoration, long-term habitat management). If riparian habitat is determined to be present within a particular project site and the habitat cannot be avoided, the following measures shall be implemented: A Streambed Alteration Notification will be submitted to CDFW, pursuant to Section 1602 of the California Fish and Game Code. If proposed project activities are determined to be subject to CDFW jurisdiction, the project proponent will abide by the measures to protect fish and wildlife resources required by any executed agreement prior to any vegetation removal or activity that may affect the resource. Measures to protect fish and wildlife resources shall include, at a minimum, a combination of the following mitigation. ▶ The project proponent will compensate for the loss of riparian habitat such that no net loss of habitat function and values occurs by: ▪ restoring riparian habitat function and value within the project site; ▪ restoring degraded riparian habitat outside of the project site; ▪ purchasing riparian habitat credits at a CDFW-approved mitigation bank; or			

Mitigation Measures	Implementation Responsibility	Timing	Verification
▪ preserving existing riparian habitat of equal or better value to the affected riparian habitat through a conservation easement at a sufficient ratio to offset the loss of riparian habitat function (at least 1:1). ▶ The project proponent will prepare and implement a Compensatory Mitigation Plan that will include the following: ▪ For preserving existing riparian habitat outside of the project site in perpetuity, the Compensatory Mitigation Plan will include a summary of the proposed compensation lands (e.g., the number and type of credits, location of mitigation bank or easement), parties responsible for the long-term management of the land, and the legal and funding mechanism for long-term conservation (e.g., holder of conservation easement or fee title). The project proponent will provide evidence in the plan that the necessary mitigation has been implemented or that the project proponent has entered into a legal agreement to implement it and that compensatory habitat will be preserved in perpetuity. ▪ For restoring or enhancing riparian habitat within the project site or outside of the project site, the Compensatory Mitigation Plan will include a description of the proposed habitat improvements, success criteria that demonstrate the performance standard of maintained habitat function has been met, legal and funding mechanisms, and parties responsible for long-term management and monitoring of the restored or enhanced habitat. ▪ Compensatory mitigation may be satisfied through compliance with permit conditions, or other authorizations obtained by the project proponent (e.g., Lake and Streambed Alteration Agreement), if these requirements are equally or more effective than the mitigation identified above.			
Mitigation Measure 4.4-3: Identify State or Federally Protected Wetlands, Implement Avoidance Measures, and Obtain Permits for Unavoidable Impacts on Wetlands If it is determined through implementation of Mitigation Measure 4.4-1a that state or federally protected wetlands may be present within a particular project site, the following measures shall be implemented: ▶ The project proponent will retain a qualified biologist, hydrologist, or wetland ecologist to prepare a formal delineation of the boundaries of aquatic resources within the project site according to methods established in the USACE wetlands delineation manual (Environmental Laboratory 1987) and the Arid West regional supplement (U.S. Army Corps of Engineers 2008). The qualified biologist will also delineate the boundaries of wetlands that may not meet the definition of waters of the United States but that would qualify as waters of the state, according to the state wetland procedures (SWRCB 2021).	Project applicant and qualified biologist, hydrologist, or wetland ecologist	Complete during environmental review process prior to approval of discretionary project and any grading or construction activities.	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
This delineation report will be submitted by the City of Fresno to USACE and a preliminary jurisdictional determination will be requested. If state or federally protected wetlands are found to be present within a particular project site, the following measures shall be implemented before implementation of project activities: ▪ If state or federally protected wetlands are determined to be present within a project site that can be avoided, the qualified biologist will establish a buffer around wetlands and mark the buffer boundary with high-visibility flagging, fencing, stakes, or clear, existing landscape demarcations (e.g., edge of a roadway). The buffer will be a minimum width of 25 feet but may be larger if deemed necessary. The appropriate size and shape of the buffer zone will be determined in coordination with the qualified biologist and will depend on the type of wetland present (e.g., stream, seep, pond), the timing of project activities (e.g., wet or dry time of year), whether any special-status species may occupy the wetland and the species' vulnerability to the project activities, environmental conditions and terrain, and the project activity being implemented. ▪ Project activities (e.g., ground disturbance, vegetation removal, staging) will be prohibited within the established buffer. The qualified biologist will periodically inspect the materials demarcating the buffer to confirm that they are intact and visible, and wetland impacts are being avoided. ▪ If it is determined that fill of waters of the United States would result from project implementation, the project applicant will submit an aquatic resources delineation report to USACE and the RWQCB and request an approved or preliminary jurisdictional determination. Based on the jurisdictional determination, the project applicant will determine the exact acreage of waters of the United States and waters of the state that would be dredged or filled as a result of project implementation. ▪ Authorization for dredge or fill activities will be secured from USACE through the Section 404 permitting process. In association with the Section 404 permit (if applicable) and prior to the issuance of any grading permit, Section 401 Water Quality Certification from the Central Coast RWQCB will be obtained. For impacts on waters of the state that may not be covered by the 401 Water Quality Certification, the project proponent will secure Waste Discharge Requirements, which are described in Section 4.10, "Hydrology and Water Quality. ▪ The project applicant will replace on a "no-net-loss" basis (minimum 1:1 ratio) (in coordination with USACE and/or RWQCB) the acreage and function of all wetlands and other waters that would be removed, lost, or			

Mitigation Measures	Implementation Responsibility	Timing	Verification
degraded as a result of project implementation. Wetland habitat will be replaced at an acreage and location agreeable to USACE and the RWQCB, and as determined during the CWA Section 401 and Section 404 permitting processes or the waste discharge report.			
Cultural and Tribal Cultural Resources			
Mitigation Measure 4.5-1a: Conduct Project-Specific Surveys and Identify and Implement Measures to Protect Identified Historic Resources During project-specific environmental review of development under the proposed plan, before altering or otherwise affecting a building or structure that is 50 years old or older, the City shall require project applicants to retain a qualified architectural historian meeting the Secretary of Interior's Professional Qualifications Standards to record the building or structure on a California Department of Parks and Recreation DPR 523 form or equivalent documentation, if the building has not previously been evaluated. Its significance shall be assessed and documented by a qualified architectural historian in accordance with the significance criteria set forth for historic resources under CEQA Guidelines Section 15064.5. The evaluation process shall include the development of appropriate historical background research as context for the assessment of the significance of the structure in the history of the City and the region. For buildings, structures, and other resources determined through this evaluation process not to meet the CEQA historical resource criteria, no further mitigation is required. For any building, structure, and or other resource that qualifies as a historic resource, the architectural historian and the future project-specific applicant shall consult to consider measures that would enable projects under the proposed plan to avoid direct or indirect impacts to the historic building or structure. These could include preserving the building on site, using it "as is," or other measures that would not materially alter the historically significant components of the building or structure. If the project cannot feasibly avoid modifications to the historically significant features of the historic building or structure, the following measures shall be undertaken as appropriate: 1) If the building or structure can be preserved on-site, but remodeling, renovation or other alterations are required, this work shall be conducted in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (NPS 2017). 2) If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, the City shall ensure that a qualified architectural historian thoroughly documents the building and	Project applicant and qualified architectural historian that meets the Secretary of Interior's Professional Qualifications Standards	Complete during environmental review process prior to approval of discretionary project and any grading or construction activities.	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
associated landscaping and setting. Documentation shall include still and video photography and a written documentary record of the building to the standards of the Historic American Building Survey or Historic American Engineering Record, including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. A copy of the record shall be provided to the City. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site specific and comparative archival research, and oral history collection as appropriate. 3) If preservation and reuse at the site are not feasible, the historical building shall be documented as described in item (2) and, when physically and financially feasible, be moved and preserved or reused.			
Mitigation Measure 4.5-2a: Identify and Protect Unknown Archaeological Resources During project-specific environmental review of development under the proposed plan, the developer shall define each project's area of effect for archaeological resources in consultation with a qualified archaeologist, as defined by the Secretary of Interior. Once the exact locations of project-specific areas have been determined and before commencement of earth-disturbing activities, a records search shall be conducted to determine if there are any known archaeological resources located in the disturbance area. A pedestrian survey shall also be conducted for archaeological resources. In the event of a surface find, materials will be evaluated and recorded on standard Department of Parks and Recreation primary record forms (DPR 523) in accordance with national and state criteria. Avoidance of archaeological resources would be the preferred alternative to reduce impacts to unknown archaeological resources. A recommendation of eligibility/ineligibility to the NRHP and CRHR shall be completed for any surface finds and for any resources identified by the records search. The survey and report shall be completed by a qualified archaeologist who meets the Secretary of the Interior's professional qualifications for Archaeology. The report will include recommendations for minimizing potential adverse effects to any significant resources identified. The developer shall follow recommendations identified in the report, which may include activities such as subsurface testing, implementing a Worker Environmental Awareness Program, avoidance of sites, construction monitoring by a qualified archaeologist, or notification of the geographically and culturally affiliated Native American tribe to extend an invitation for construction monitoring.	Project applicant and qualified archaeologist, as defined by the Secretary of Interior.	Complete during environmental review process prior to approval of discretionary project and any earth-moving activities.	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
Mitigation Measure 4.5-2b: Protect Known Unique Archaeological Resources For an archaeological site that has been determined by a qualified archaeologist to qualify as a unique archaeological resource through the process set forth under Mitigation Measure 4.5-2a, and where it has been determined under Mitigation Measure 4.5-2a that avoidance or preservation in place is not feasible, a qualified archaeologist, in consultation with the City, and Native American tribes as applicable, shall: 1) Prepare a research design and archaeological data recovery plan for the recovery that shall capture those categories of data for which the site is significant and implement the data recovery plan before or during development of the site. 2) Perform appropriate technical analyses, prepare a full written report and file it with the appropriate information center, and provide for the permanent curation of recovered materials. 3) If, in the opinion of the qualified archaeologist and in light of the data available, the significance of the site is such that data recovery cannot capture the values that qualify the site for inclusion on the CRHR, the applicant shall reconsider project plans in light of the high value of the resource, and implement more substantial modifications to the project that would allow the site to be preserved intact, such as project redesign, placement of fill, or project relocation or abandonment. If no such measures are feasible, the City shall implement Mitigation Measure 4.5-2c.	Project applicant and qualified archaeologist in consultation with the City of Fresno and Native American tribes, as applicable.	Complete during environmental review process prior to approval of discretionary project and any earth-moving activities in the vicinity of the identified archaeological site.	Planning and Development Department
Mitigation Measure 4.5-2c: For All Ground-Disturbing Construction Activities, Halt Ground Disturbance upon Discovery of Subsurface Archaeological Features If any precontact or historic-era subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits are discovered during construction, all ground-disturbing activity within 30 meters (approximately 100 feet) of the resources shall be halted and a qualified professional archaeologist shall be retained to assess the significance of the find. If the qualified archaeologist determines the archaeological material to be Native American in nature, the City shall contact the appropriate Native American tribe for their input on the preferred treatment of the find. If the find is determined to be significant by the archaeologist (i.e., because it is determined to constitute a unique archaeological resource), the archaeologist shall develop, and the City shall implement, appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures could include but would not necessarily be limited to preservation in place (which shall be the preferred manner of mitigating impacts to archaeological sites), archival research,	Construction contractor and qualified archaeologist in consultation with the City of Fresno and Native American tribes, as applicable.	During any ground-disturbing construction activities.	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
subsurface testing, or contiguous block unit excavation and data recovery (when it is the only feasible mitigation, and pursuant to a data recovery plan). No further grading shall occur in the area of the discovery until the City approves the measures to protect these resources. Any precontact archaeological 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.			
Mitigation Measure 4.5-4: Protect Known and Unknown Human Remains If any human remains are unearthed during excavation and grading activities of any future project developed under the proposed plan, all activity shall cease immediately within 50 meters (165) feet of the discovery. Pursuant to Health and Safety Code 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 notify NAHC within 24 hours. NAHC shall then contact the most likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains. 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.	Construction contractor and qualified archaeologist in consultation with the City of Fresno and Native American tribes, as applicable.	During any excavation and/or grading activities.	Planning and Development Department
Energy			
Mitigation Measure 4.6-1a: Require Electric Vehicle Infrastructure To reduce criteria air pollution and GHG emissions, all future commercial and residential development shall be designed to meet the most ambitious electric vehicle infrastructure voluntary requirements of the most recent version of the CALGreen Code in effect at the time of project approval. This measure is subject to change depending on future updates to the CALGreen Code. Compliance with this measure shall be demonstrated to the City prior to the issuance of building permits to construct and shall be subject to City approval.	Project applicant with review by City of Fresno Planning and Development Department	Prior to Design Review approval, before construction	Planning and Development Department and Public Works Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
Mitigation Measure 4.6-1b: Incorporate Cool Communities Strategies Development under the proposed plan shall incorporate strategies to cool the urban heat island, reduce energy use and ozone formation, and maximize air quality benefits by requiring new development to implement four key strategies: plant trees, selective use of vegetation for landscaping, install cool roofing, and install cool pavements.	Project applicant with review by City of Fresno Planning and Development Department	Prior to Design Review approval, before construction	Planning and Development Department and Public Works Department
Mitigation Measure 4.6-1c: Use Renewable Natural Gas To reduce upstream GHG emissions and promote renewable energy resources, require proposed industrial land uses that are determined to require natural gas, to source renewable natural gas. Use of renewable natural gas reduces upstream GHG emissions by avoiding the potential for fugitive methane to be released from methane producing facilities and actions. Consistency with this measure requires a site-specific feasibility assessment to demonstrate that natural gas is required, and to determine availability of renewable gas sources, subject to City review and approval. Renewable natural gas is captured from wastewater treatment plants, dairies, and landfills and may be processed for uses that typically rely on fossil fuel natural gas, thus avoiding the global warming potential of fugitive methane emissions from these sources.	Project applicant with review by City of Fresno Planning and Development Department	Prior to the issuance of Certificate of Occupancy, throughout the project's lifetime	Planning and Development Department
Mitigation Measure 4.6-1d: Require On-Site Clean Energy Prior to future discretionary project approval, new developments shall demonstrate their capacity to include energy production and storage features on-site, including but not limited to, on-site solar, parking canopies with solar, and battery storage. The amount of on-site renewable energy that is needed for future development shall be based on the energy needs of the proposed development, and shall be capable of serving, at a minimum, 50 percent of the energy demand needed to operate the proposed project. Consistency with this measure shall be determined based on a site-specific study required at the time of development approval that demonstrates available and feasible technology appropriate for the specific proposed used, or cannot be met, subject to City approval.	Project applicant with review by City of Fresno Planning and Development Department	Prior to the issuance of Certificate of Occupancy, throughout the project's lifetime	Planning and Development Department
Geology and Soils			
Mitigation Measure 4.7-5: Follow Procedures to Protect Paleontological Resources After preliminary review by the City of grading plans for development within the Plan Area, 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 resources and unique geologic features shall be conducted. The following procedures shall be followed:	Project applicant and qualified paleontologist	After preliminary grading plan review prior to construction.	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
▶ If paleontological resources and unique geologic features are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that paleontological resources or unique geologic features 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 resources, including 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 resources and unique geologic features 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. ▶ If paleontological resources or unique geologic features 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, the qualified paleontologist shall identify mitigation measures. Such 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 resources found during the field survey or literature review shall include a paleontological monitor. The qualified paleontologist shall determine the monitoring period. 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.			
Greenhouse Gas Emissions and Climate Change			
Mitigation Measure 4.8-1a: Use Low-Carbon Concrete Use low-carbon concrete, minimize the amount of concrete used and produce concrete on-site if it is more efficient and lower emitting than transporting ready-mix.	Project applicant	Prior to issuance of building permits and throughout construction period	Planning and Development Department and Public Works Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
Mitigation Measure 4.8-1b: Use Locally Sourced or Recycled Materials Use locally sourced or recycled materials for construction materials (goal of at least 20 percent based on costs for building materials and based on volume for roadway, parking lot, sidewalk and curb materials). Wood products used should be certified through a sustainable forestry program.	Project applicant	Prior to issuance of building permits and throughout construction period	Planning and Development Department and Public Works Department
Hazards and Hazardous Materials			
Mitigation Measure 4.9-1a: Submit Hazardous Materials Business Plan Before issuance of grading permits or improvement plans, project applicants for all future development projects within the Plan Area shall submit an HMBP to Fresno County Environmental Health Division (CUPA) for review and approval. If during the construction process the applicant or their subcontractors generates hazardous waste, the applicant must register with the CUPA as a generator of hazardous waste, obtain an EPA ID# and accumulate, ship, and dispose of the hazardous waste per Health and Safety Code Ch. 6.5. (California Hazardous Waste Control Law).	Project applicant	Prior to issuance of grading permits or improvement plans and throughout construction period	Fresno County Environmental Health Division (CUPA) and Planning and Development Department
Mitigation Measure 4.9-1b: Conduct a Phase I ESA Prior to the issuance of a grading permit, project applicants for all future development projects within the Plan Area shall complete a Phase I ESA (performed in accordance with the current ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process [E 1527]) for each individual property prior to development or redevelopment to ascertain the presence or absence of Recognized Environmental Conditions (RECs), Historical Recognized Environmental Condition (HRECs), and Potential Environmental Concerns (PECs). The findings and conclusions of the Phase I ESA shall become the basis for potential recommendations for follow-up investigation, if found to be warranted.	Project applicant	Prior to issuance of grading permits	Planning and Development Department
Mitigation Measure 4.9-1c: Conduct a Phase II ESA If the findings and conclusions of the Phase I ESA for a property result in evidence of RECs, HRECs and/or PECs warranting further investigation, applicants for those projects shall complete a Phase II ESA. The Phase II ESA may include but may not be limited to the following: (1) Collection and laboratory analysis of soils and/or groundwater samples to ascertain the presence or absence of significant concentrations of constituents of concern; (2) Collection and laboratory analysis of soil vapors and/or indoor air to ascertain the presence or absence of significant concentrations of volatile constituents of concern; and/or (3) Geophysical surveys to ascertain the presence or absence of subsurface features of concern such as USTs, drywells, drains, plumbing, and septic systems. The findings and conclusions of the Phase II ESA shall become the basis for potential recommendations for follow-up investigation, site characterization, and/or remedial activities, if found to be warranted.	Project applicant	Prior to issuance of grading permits	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
Mitigation Measure 4.9-1d: Conduct a Site Characterization In the event the findings and conclusions of the Phase II ESA reveal the presence of significant concentrations of hazardous materials warranting further investigation, project applicants for all future development within the Plan Area shall ensure that site characterization shall be conducted in the form of additional Phase II ESAs in order to characterize the source and maximum extent of impacts from constituents of concern. The findings and conclusions of the site characterization shall become the basis for formation of a remedial action plan and/or risk assessment.	Project applicant	Prior to issuance of grading permits	Planning and Development Department
Mitigation Measure 4.9-1e: Conduct a Site Remediation and Potential Risk Assessment If the findings and conclusions of the Phase II ESA(s), site characterization and/or risk assessment demonstrate the presence of concentrations of hazardous materials exceeding regulatory threshold levels, prior to the issuance of a grading permit, project applicants for such projects shall complete site remediation and potential risk assessment with oversight from the applicable regulatory agency including, but not limited to, CalEPA DTSC or RWQCB, and FCEHD. Potential remediation could include the removal or treatment of water and/or soil. If removal occurs, hazardous materials shall be transported and disposed of at a hazardous materials permitted facility.	Project applicant	Prior to issuance of grading permits	Planning and Development Department and applicable regulatory agency (e.g., CalEPA DTSC or RWQCB, and FCEHD)
Mitigation Measure 4.9-1f: Prepare Environmental Site Management Plan Prior to the issuance of a future building permit for an individual property within the Plan Area with residual environmental contamination, the agency with primary regulatory oversight of environmental conditions at such property ("Oversight Agency") shall have determined that the proposed land use for that property, including proposed development features and design, does not present an unacceptable risk to human health, if applicable, through the use of an environmental site management plan (ESMP) that could include institutional controls, site-specific mitigation measures, a risk management plan, and deed restrictions based upon applicable risk-based cleanup standards. Remedial action plans, risk management plans and health and safety plans shall be required as determined by the Oversight Agency for a given property under applicable environmental laws, if not already completed, to prevent an unacceptable risk to human health, including workers during and after construction, from exposure to residual contamination in soil and groundwater in connection with remediation and site development activities and the proposed land use.	Project applicant and applicable Oversight Agency	Prior to the issuance of a building permit	Planning and Development Department and applicable regulatory agency (e.g., CalEPA DTSC or RWQCB, and FCEHD)

Mitigation Measures	Implementation Responsibility	Timing	Verification
Mitigation Measure 4.9-1g: Conduct a Vapor Intrusion Assessment For those sites with potential residual volatile organic compounds (VOCs) in soil, soil gas, or groundwater that are planned for future redevelopment with an overlying occupied building, a vapor intrusion assessment shall be performed by a licensed environmental professional. If the results of the vapor intrusion assessment indicate the potential for significant vapor intrusion into the proposed building, the project design shall include vapor controls or source removal, as appropriate, in accordance with RWQCB, DTSC, or FCEHD requirements. Soil vapor mitigation measures or controls could include passive venting and/or active venting. The vapor intrusion assessment as associated vapor controls or source removal can be incorporated into the ESMP.	Project applicant	Prior to issuance of building permit	Planning and Development Department
Mitigation Measure 4.9-1h: Conduct Asbestos and Lead-Based Paint Surveys In the event of future planned renovation or demolition of structures in the Plan Area, prior to the issuance of demolition permits, asbestos and lead-based paint (LBP) surveys shall be conducted to determine the presence or absence of asbestos-containing materials (ACM) and/or LBP. Removal of friable ACM, and non-friable ACMs that have the potential to become friable during demolition and/or renovation shall conform to the standards set forth by the NESHAPs. SJVAPCD is the responsible agency on the local level to enforce the National Emission Standards for Hazardous Air Pollutants (NESHAPs) and shall be notified by the property owners and/or developers of properties (or their designee(s)) prior to any demolition and/or renovation activities. If asbestos-containing materials are left in place, an Operations and Maintenance Program shall be developed for the management of asbestos containing materials.	Project applicant and/or developers of properties (or their designee(s))	Prior to issuance of building permit	Planning and Development Department and SJVAPCD
Mitigation Measure 4.9-1i: Conduct Soil Sampling Prior to the import of a soil to a particular property within the Plan Area as part of that property's site development, such soils shall be sampled for toxic or hazardous materials to determine if concentrations exceed applicable Environmental Screening Levels for the proposed land use at such a property, in accordance with RWQCB, DTSC, or FCEHD requirements.	Project applicant	Prior to the import of a soil to a particular property within the Plan Area	Planning and Development Department
Mitigation Measure 4.9-4: Prepare and enforce a Construction Traffic Management Plan Before construction of any project within the Plan Area, the project proponent shall submit to the City for review and approval a Construction Traffic Management Plan to minimize traffic impacts on all roadways at and near the work site affected by construction activities. The plan shall include construction and public (if applicable) access points, procedures for notification of road closures, construction materials delivery plan, a description of emergency personnel access routes during road closures, This plan shall reduce potential traffic safety hazards and ensure adequate access for emergency responders.	Project applicant	During plan review and prior to construction	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
Noise			
Mitigation Measure 4.12-1: Implement Construction Noise Reduction Requirements The City shall require the following noise reduction measures to be implemented for all construction activities, as best management practices, that would be the responsibility of the construction contractors to implement: ▶ All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses (residences, schools, playgrounds, child-care centers, churches, hospitals, retirement homes, and convalescent homes). ▶ Idling of construction equipment for extended periods (i.e., 5 minutes) of time shall be prohibited. ▶ All construction equipment shall be properly maintained and equipped with noise reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. ▶ Noise-intensive construction operations and techniques that cause noise levels to exceed City Noise Control Ordinance standards at sensitive receptors during the more noise-sensitive times of day (10 p.m. to 7 a.m., Monday through Saturday and all day Sunday) shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete off site instead of on site) where such technology exists and would accomplish the same desired outcome compared to traditional construction methods. ▶ For construction activities required to occur at night within 3,900 feet of residential uses, noise attenuating buffers such as structures, truck trailers, temporary noise curtains, or sound walls shall be located between noise sources and the receptor to shield sensitive receptors from construction noise to achieve a nighttime noise level of 45 dBA at the receptor.	Construction contractor	During construction	Planning and Development Department
Mitigation Measure 4.12-2a: Conduct Acoustic Study In accordance with General Plan Policy NS-1-i, all new development applications that would include new stationary or mobile noise sources, significant remodels requiring discretionary review, and redevelopment adjacent to noise-sensitive land uses, will be required to prepare an acoustical analysis that evaluates potential noise impacts and recommends noise abatement mitigation to ensure compliance with the City's General Plan and Noise Ordinance. The City will require acoustical analyses for the purpose of identifying project-specific noise effects and required noise abatement measures.	Project applicant	Complete during environmental review process prior to approval of discretionary project and any construction activities.	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
Mitigation Measure 4.12-2b: Require Consistency with Noise Code For future noise-generating developments proposed in the Plan Area, the City will require findings of consistency with SCSP noise policies and development standards; Fresno General Plan goals, objectives, policies, and implementation actions; Zoning Ordinance; Municipal Code; Building Code; and other local, federal, state, and regional regulations applicable to noise impacts as conditions of project approval and entitlement.	Planning and Development Department	Complete during environmental and plan review processes prior to approval of discretionary project	Planning and Development Department
Mitigation Measure 4.12-2c: Require Noise-Reducing Design Elements New non-residential projects adjacent to residential uses will be required to incorporate noise-reducing features (e.g., siting and orienting noise-intensive elements such as loading docks and HVAC units as far possible from sensitive receptors, use of soundproofing materials, noise barriers) into the project design to minimize impacts to nearby residential uses and other noise-sensitive land uses.	Planning and Development Department	Complete during plan review prior to approval of discretionary project	Planning and Development Department
Mitigation Measure 4.12-2d: Minimize Stationary Noise near Sensitive Uses New buildings proposed adjacent to existing and/or planned residential or other noise-sensitive land uses will be required to site and operate stationary equipment in a manner that limits adverse noise impacts and complies with adopted Municipal Code noise standards.	Planning and Development Department and Project Applicant	Complete during plan review prior to approval of discretionary project	Planning and Development Department
Mitigation Measure 4.12-2e: Minimize Parking Lot Noise near Sensitive Uses Parking areas for new or redeveloped non-residential developments near sensitive receptors shall be buffered and shielded by noise-attenuating features and structures such as solid walls, solid fences, and/or adequate landscaping.	Planning and Development Department and Project applicant	Complete during plan review prior to approval of discretionary project	Planning and Development Department
Mitigation Measure 4.12-3a Reduce Transportation Noise Exposure All new transportation noise sources shall be evaluated for consistency with adopted transportation noise exposure levels (Table 15-2506-B of the City of Fresno Municipal Code).	Project applicant	Complete during environmental review process prior to approval of discretionary project and any construction activities.	Planning and Development Department
Mitigation Measure 4.12-3b: Reduce Noise Levels Associated with New, Expanded, or Extended Roads Before finalizing roadway design for any new or expanded roadway, along which sensitive land uses currently exist or could be allowed in the future based on proposed land use designation, a design-level acoustical study shall be prepared to identify specific noise-abating roadway design considerations, which shall be incorporated into final road design and approved by the City of Fresno. Design considerations may include, but are not limited to, minimum setback distances, the use of quiet pavement materials, sound barriers, and building/window retrofits for existing structures.	Project applicant	Complete during environmental review process prior to approval of discretionary project and any construction activities.	Planning and Development Department and Public Works Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
Mitigation Measure 4.12-4a: Reduce Construction Vibration For construction activities that would require high-impact equipment (e.g., pile-driving, vibratory equipment, jackhammers) occurring within 100 feet of any building, to reduce the potential for structural damage, and within 550 feet of an occupied residence/building, to minimize disturbance from impact equipment, a vibration control plan shall be developed by the project applicant and construction contractors to be submitted to and approved by Fresno prior to approval of issuance of grading permits for development under the proposed plan. The plan shall be developed to achieve recommended vibration limits for structural damage and human disturbance, depending on site-specific structure type and vibration source, in accordance with Federal Transit Administration's Transit Noise and Vibration Impact Assessment Manual methods and guidance, or more appropriate and available guidance at the time of development review. The plan may include measures such as, but not limited to, alternatives to impact pile driving and restrictions on pile driving activity.	Project applicant and construction contractor	Prior to issuance of grading permit	Planning and Development Department
Mitigation Measure 4.12-4b: Reduce Rail Operations Vibration Exposure Construction of sensitive uses (e.g., residences, places of worship, day care centers) shall be prohibited within 350 feet of railroad tracks that are actively used or that could be used in the future. For sensitive uses proposed within 500 feet of an existing rail line, the City will require a project-level vibration assessment conducted by a qualified acoustical engineer or noise specialist in accordance to determine vibration levels at specific building locations and recommend feasible structural mitigation measures (e.g., isolation strip foundations, insulated windows and walls, sound walls or barriers, distance setbacks, or other construction or design measures), if necessary, to reduce vibration-noise to acceptable levels.	Project applicant and qualified acoustical engineer or noise specialist	Complete during environmental and plan review processes prior to approval of discretionary project.	Planning and Development Department
Mitigation Measure 4.12-4c: Reduce Truck Operation Vibration Exposure The City shall formally designate truck routes in the Plan Area that avoid streets with existing and future sensitive receptors. The City shall implement physical improvements (e.g., relative to turning radii, lane widths, access management), signage, enforcement and other appropriate measures to limit truck traffic to approved routes.	City of Fresno	Prior to approval of development that generates heavy duty truck traffic.	Planning and Development Department
Mitigation Measure 4.12-4d: Reduce Vibration Exposure from Operational Stationary Equipment New industrial uses that would include vibration-generating stationary equipment within 550 feet of sensitive land uses shall be required to conduct site-specific noise and vibration assessments to determine potential vibration levels at sensitive receptors. If vibration levels are found to exceed FTA thresholds at any such receptor, the vibration-generating equipment shall be relocated such that the standard is achieved at the receptor, or the use shall be prohibited.	Project applicant and qualified acoustical engineer or noise specialist	Complete during environmental and plan review processes prior to approval of discretionary project.	Planning and Development Department

Mitigation Measures	Implementation Responsibility	Timing	Verification
Utilities and Service Systems			
Mitigation Measure 4.16-4: Verify Landfill Capacity on a Project-by-Project Basis and Restrict Development Accordingly Consistent with the Fresno General Plan, the City shall evaluate additional landfill locations at the time individual projects are submitted within the Plan Area and shall not approve development that could contribute to solid waste to a landfill that is at capacity until additional capacity is identified.	Planning and Development Department	Complete during plan review prior to approval of discretionary project	Planning and Development Department

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