

CITY OF FRESNO
NEGATIVE DECLARATION

Notice of Intent was filed with:

**FRESNO COUNTY
CLERK**
2220 Tulare Street, First
Floor, Fresno,
California 93721

on

February 7, 2020

The full Initial Study and the Fresno General Plan Master Environmental Impact Report are on file in the Planning and Development Department,
Fresno City Hall, 3rd Floor
2600 Fresno Street
Fresno, California 93721
(559) 621-8277

**ENVIRONMENTAL
ASSESSMENT NUMBER:**

P19-02898/P19-04890

APPLICANT:

Esteban Pauli
Pauli Engineering, Inc.
2501 West Shaw Ave, Ste. 121
Fresno, CA 93711

PROJECT LOCATION:

East side of North Arthur Avenue, just south of its intersection with West Shaw Avenue in the City of Fresno, California
Site Latitude: 36° 48' 25.67" N
Site Longitude: -119° 48' 52.60" W
Assessor's Parcel Number(s): 425-042-15

PROJECT DESCRIPTION:

Esteban Pauli of Pauli Engineering, Inc. has filed Rezone Application No. P19-04890 and Development Permit No. P19-02898 pertaining to ±0.44 acres of property located on the east side of North Arthur Avenue, just south of its intersection with West Shaw Avenue.

Rezone Application No. P19-04890 is a request to remove conditions of zoning applicable to the site that currently allow for no more than three dwelling units on the subject property.

Development Permit No. P19-02898 is a request for a development proposal to construct two separate multi-family residential buildings encompassing a total of seven dwelling units. Sufficient parking, covered and uncovered, will be provided for the dwelling units along with other amenities including private patios and rear yards, and a common open space area with shade trees and lounge seating.

The project will also require utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.

The subject property is located within the boundaries of the Fresno General Plan and Bullard Community Plan.

The City of Fresno has conducted an initial study and proposes to adopt a Negative Declaration for the above-described project. The environmental analysis contained in the Initial Study and this Negative Declaration is tiered from the Master Environmental Impact Report (SCH # 2012111015) prepared for the Fresno General Plan ("MEIR"). A copy of the MEIR may be reviewed in the City of Fresno Planning and Development Department as noted above. The proposed project has been

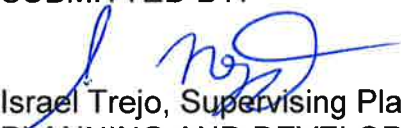
determined to be a subsequent project that is not fully within the scope of the Master Environmental Impact Report ("MEIR) prepared for the Fresno General Plan. Pursuant to Public Resources Code § 21157.1 and California Environmental Quality Act (CEQA) Guidelines § 15177, this project has been evaluated with respect to each item on the attached environmental checklist to determine whether this project may cause any additional significant effect on the environment which was not previously examined in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available.

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

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

The completed environmental checklist form indicates whether an impact is potentially significant, less than significant with mitigation, or less than significant. For some categories of potential impacts, the checklist may indicate that a specific adverse environmental effect has been identified which is of sufficient magnitude to be of concern. Such an effect may be inherent in the nature and magnitude of the project, or may be related to the design and characteristics of the individual project. Effects so rated are not sufficient in themselves to require the preparation of an Environmental Impact Report. There is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR. The MEIR mitigation checklist measures will be imposed on this project.

The initial study has concluded that the proposed project will not result in any adverse effects which fall within the "Mandatory Findings of Significance" contained in Section 15065 of the State CEQA Guidelines. The finding is, therefore, made that the proposed project will not have a significant adverse effect on the environment.

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| <p>PREPARED BY: Rob Holt, Planner III</p> | <p>SUBMITTED BY:  Israel Trejo, Supervising Planner PLANNING AND DEVELOPMENT DEPARTMENT</p> |
| <p>DATE: February 7, 2020</p> | |
| <p>Attachments:</p> | <p>-Notice of Intent -Initial Study Impact Checklist and Initial Study (Appendix G) - MEIR Mitigation Monitoring Checklist dated February 4, 2020</p> |

CITY OF FRESNO

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

Filed with: E202010000053

**PROJECT TITLE AND ENVIRONMENTAL
ASSESSMENT NO. P19-02898/P19-04890**

FILED

FEB 07 2020 TIME 9:30am

FRESNO COUNTY CLERK
By [Signature] DEPUTY

APPLICANT:

Esteban Pauli
Pauli Engineering, Inc.
2501 W. Shaw Ave, Ste. 121
Fresno, CA 93711

FRESNO COUNTY CLERK
2220 Tulare Street, Fresno, CA 93721

PROJECT LOCATION:

4934 N. Arthur Avenue; Located on the east side of N. Arthur Avenue, approximately 375 feet south of the southeast corner of the intersection of W. Shaw Avenue and N. Arthur Avenue (APN: 425-042-15)

PROJECT DESCRIPTION:

Environmental Assessment Application No. P19-02898/P19-04890 was filed by Esteban Pauli of Pauli Engineering, Inc. pertaining to 0.44 acres. The applicant proposes to construct seven multi-family dwelling units across two two-story residential buildings encompassing a total of approximately 7,700 square feet of gross floor area. Sufficient parking, covered and uncovered, will be provided for the dwelling units along with amenities including private patios and rear yards, and a smaller open space area with shade trees and lounge seating. A rezone is required to remove Conditions of Zoning that currently only allow for no more than three dwelling units on the property. The rezone and development permit application is consistent with the planned land use of Residential – Medium High Density as designated by both the Fresno General Plan and the Bullard Community Plan.

The City of Fresno has conducted an initial study of the above-described project and it has been determined not to have a significant effect on the environment and is prepared in accordance with Sections 15070 to 15075 of the CEQA Guidelines. The project is partially within the scope of MEIR SCH No. 2012111015. Therefore, the Planning and Development Department proposes to adopt a Negative Declaration for this project.

With mitigation imposed under the MEIR, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR. The Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete has become available. The project is not site specific and the proposed project will not impact any site enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of

hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

Additional information on the proposed project, including the MEIR, proposed environmental finding and the initial study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor Fresno, California 93721-3604. Please contact Rob Holt at (559) 621-8056 or via email at robert.holt@fresno.gov for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on February 28, 2020. Please direct comments to Rob Holt, Planner III, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to robert.holt@fresno.gov.

INITIAL STUDY PREPARED BY:

Rob Holt, Planner III



DATE: February 7, 2020

SUBMITTED BY:

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

INITIAL STUDY/APPENDIX G FOR A NEGATIVE DECLARATION

**Environmental Checklist Form for:
EA No. P19-02898/P19-04890**

| | |
|----|--|
| 1. | Project title: Development Permit Application No. P19-02898 and Rezone Application No. P19-04890 |
| 2. | Lead agency name and address: City of Fresno Planning and Development Department 2600 Fresno Street Fresno, CA 93721 |
| 3. | Contact person and phone number: Rob Holt, Planner III City of Fresno Planning and Development Department (559) 621-8056 |
| 4. | Project location: 4934 N. Arthur Avenue Located approximately 375 feet south of the southeast corner of the intersection of W. Shaw Avenue and N. Arthur Avenue in the City and County of Fresno, California (APN: 425-042-15). ±0.44 acres Site Latitude: 36° 48' 25.67" N Site Longitude: -119° 48' 52.60" W Mount Diablo Base & Meridian, Township 14S, Range 20E, Section 17 – California |
| 5. | Project sponsor's name and address: Esteban Pauli Pauli Engineering, Inc. 2501 W. Shaw Avenue Fresno, CA, 93711 |
| 6. | General & Community plan land use designation: Residential – Medium High Density |

| 7. | <p>Zoning: RM-1/UGM/cz (Residential – Medium High Density) / UGM (Urban Growth Management) / cz (Conditions of Zoning), Bullard Community Plan</p> | | | | | | | | | | | | | | | | | | | | | | |
|--------------|--|--|--------------------------|--|------------------|-----------------|-------------------|--------------|---------------------------|---------------------------------|---------|-------------|----------------------------------|--|--------------------------|--------------|-----------------------------------|--|-----------|-------------|---------------------------------|--|-----------|
| 8. | <p>Description of project: Esteban Pauli, on behalf of Pauli Engineering, Inc., has filed Development Permit Application No. P19-02898 and Rezone Application No. P19-04890 pertaining to ±0.44 acres of property located approximately 375 feet south of the southeast corner of the intersection of W. Shaw Avenue and N. Arthur Avenue (4934 N. Arthur Avenue). Development Permit Application No. P19-02898 has been filed to propose the development of seven multi-family dwelling units encompassed within two two-story residential buildings. The proposed residential building in the front has a total of four two-bedroom/two-bathroom dwelling units, two dwelling units on each floor. The proposed residential building in the rear has a total of three separate two-bedroom/2.5 bathroom dwelling units with living space on the second floor. The project proposal will also include a carport covering eight parking stalls and three uncovered parking stalls (eleven total parking stalls); and an approximately 550 square foot open space area with shade trees and a seating lounge area. The subject property is zoned RM-1/UGM/cz (Residential-Medium High Density/Urban Growth Management/Conditions of Zoning). Rezone Application No. P19-04890 has been filed to remove the existing conditions of zoning if the project property, which currently allow for no more than three dwelling units on the property. The project will also require dedications and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.</p> | | | | | | | | | | | | | | | | | | | | | | |
| 9. | <p>Surrounding land uses and setting:</p> <table border="1" data-bbox="261 1346 1474 1780"> <thead> <tr> <th data-bbox="261 1346 402 1394"></th> <th data-bbox="402 1346 735 1394">Planned Land Use</th> <th data-bbox="735 1346 1166 1394">Existing Zoning</th> <th data-bbox="1166 1346 1474 1394">Existing Land Use</th> </tr> </thead> <tbody> <tr> <td data-bbox="261 1394 402 1482">North</td> <td data-bbox="402 1394 735 1482">Corridor/Center Mixed Use</td> <td data-bbox="735 1394 1166 1482">CMX (Corridor/Center Mixed Use)</td> <td data-bbox="1166 1394 1474 1482">Offices</td> </tr> <tr> <td data-bbox="261 1482 402 1575">East</td> <td data-bbox="402 1482 735 1575">Residential – Medium Low Density</td> <td data-bbox="735 1482 1166 1575">R1B (County Zoning Code) (Single Family Residential)</td> <td data-bbox="1166 1482 1474 1575">Single-Family Residences</td> </tr> <tr> <td data-bbox="261 1575 402 1696">South</td> <td data-bbox="402 1575 735 1696">Residential – Medium High Density</td> <td data-bbox="735 1575 1166 1696">RM-1 (Residential – Medium High Density)</td> <td data-bbox="1166 1575 1474 1696">Townhomes</td> </tr> <tr> <td data-bbox="261 1696 402 1780">West</td> <td data-bbox="402 1696 735 1780">Residential Medium High Density</td> <td data-bbox="735 1696 1166 1780">RM-1 (Residential – Medium High Density)</td> <td data-bbox="1166 1696 1474 1780">Townhomes</td> </tr> </tbody> </table> | | | | Planned Land Use | Existing Zoning | Existing Land Use | North | Corridor/Center Mixed Use | CMX (Corridor/Center Mixed Use) | Offices | East | Residential – Medium Low Density | R1B (County Zoning Code) (Single Family Residential) | Single-Family Residences | South | Residential – Medium High Density | RM-1 (Residential – Medium High Density) | Townhomes | West | Residential Medium High Density | RM-1 (Residential – Medium High Density) | Townhomes |
| | Planned Land Use | Existing Zoning | Existing Land Use | | | | | | | | | | | | | | | | | | | | |
| North | Corridor/Center Mixed Use | CMX (Corridor/Center Mixed Use) | Offices | | | | | | | | | | | | | | | | | | | | |
| East | Residential – Medium Low Density | R1B (County Zoning Code) (Single Family Residential) | Single-Family Residences | | | | | | | | | | | | | | | | | | | | |
| South | Residential – Medium High Density | RM-1 (Residential – Medium High Density) | Townhomes | | | | | | | | | | | | | | | | | | | | |
| West | Residential Medium High Density | RM-1 (Residential – Medium High Density) | Townhomes | | | | | | | | | | | | | | | | | | | | |

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| 10. | <p>Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):</p> <p>Planning and Development Department, Building & Safety Services Division; Department of Public Works; Department of Public Utilities; County of Fresno, Department of Community Health; County of Fresno, Department of Public Works and Planning; City of Fresno Fire Department; Fresno Metropolitan Flood Control District; and San Joaquin Valley Air Pollution Control District.</p> |
| 11. | <p>Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code (PRC) Section 21080.3.1? If so, has consultation begun?</p> <p>The State requires lead agencies to consider the potential effects of proposed projects and consult with California Native American tribes during the local planning process for the purpose of protecting Traditional Tribal Cultural Resources through the California Environmental Quality Act (CEQA) Guidelines. Pursuant to PRC Section 21080.3.1, the lead agency shall begin consultation with the California Native American tribe that is traditionally and culturally affiliated with the geographical area of the proposed project. Such significant cultural resources are either sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe which is either on or eligible for inclusion in the California Historic Register or local historic register, or, the lead agency, at its discretion, and support by substantial evidence, choose to treat the resources as a Tribal Cultural Resources (PRC Section 21074(a)(1-2)). According to the most recent census data, California is home to 109 currently recognized Indian tribes. Tribes in California currently have nearly 100 separate reservations or Rancherias. Fresno County has a number of Rancherias such as Table Mountain Rancheria, Millerton Rancheria, Big Sandy Rancheria, Cold Springs Rancheria, and Squaw Valley Rancheria. These Rancherias are not located within the city limits.</p> <p>Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See PRC Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality.</p> <p>Pursuant to Assembly Bill 52 (AB 52), the Table Mountain Rancheria Tribe and the Dumna Wo Wah were invited to consult under AB 52. The City of Fresno mailed notices of the proposed project to each of these tribes on December 20, 2019 which included the required 30-day time period for tribes to request consultation.</p> <p>Under invitations to consult under AB 52, neither contacted tribe responded.</p> |

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation:

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | I find that the proposed project could not have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared. |
| <input type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. |
| <input type="checkbox"/> | I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. |
| <input type="checkbox"/> | I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. |
| <input type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. |


 Rob Holt, Planner III

02/07/2020
 Date

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

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

"Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

6. Earlier analyses may be used where, pursuant to the tiering, program EIR or MEIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a. Earlier Analysis Used. Identify and state where they are available for review.

b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in the MEIR or another earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

7. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

8. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

9. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

10. The explanation of each issue should identify:

a. The significance criteria or threshold, if any, used to evaluate each question; and

b. The mitigation measure identified, if any, to reduce the impact to less than significance.

| ENVIRONMENTAL ISSUES | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | | | | X |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock out- croppings, and historic buildings within a state scenic highway? | | | | X |
| c) In nonurbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | | | | X |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | X | |

The project property is located within an area which is planned primarily for residential uses to the east, west and south of the project property and commercial/office uses to the north. Immediate properties to the east have been developed primarily as single-family residential and to the west and south are primarily townhomes. Immediate properties to the north have been developed as offices and to the northwest is an apartment complex. The existing topography of the project property is nearly flat, with elevations ranging from between 315 and 320 feet above mean sea level.

The proposed project will not damage any scenic resources nor will it degrade the visual character or quality of the subject site and its surroundings. No identified or designated public or scenic vistas will be obstructed or have a substantial adverse effect by the proposed project and no scenic resources will be damaged or removed. The proposed

project will comply with existing development code regulations, such as height, lot coverage, and design, to ensure compatibility with the character of the surrounding area, and to minimize the potential for visual impacts. Further, the proposed project would enhance the aesthetics of the neighborhood by developing an otherwise vacant piece of land within a mostly developed area of both residential and commercial. As a multi-family residential development, the project provides comparable residential architecture with design enhancements and site features providing similarity to the adjacent residential uses.

Although the project would add additional site lighting, all lighting would be required to comply with lighting standards. As such, any lighting where provided to illuminate the parking areas, drive-aisles and the private street shall be hooded and so arranged and controlled so as not to cause a nuisance to adjacent properties. The amount of light shall be provided according to the standards of the Department of Public Works. Therefore, compliance with City lighting standards site will ensure that the project not create a new source of substantial light or glare which would affect day or night time views in the project area, given that during the entitlement process, staff will ensure that lights are located in areas that will minimize light sources to the neighboring properties. Further, Mitigation Measure (MM) AES-1 requires lighting systems for street and parking areas to be shielded to direct light to surfaces and orient light away from adjacent properties.

As a result, the project will have no impact on aesthetics, and will not result in any aesthetic impacts beyond those analyzed in MEIR SCH No. 2012111015.

Mitigation Measures

1. The proposed project shall implement and incorporate mitigation measures AES-1 and AES-5 in the attached MEIR SCH No. 2012111015 Fresno General Plan Mitigation Monitoring Checklist dated December 24, 2019.

| ENVIRONMENTAL ISSUES | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | | | | X |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | | | | X |

| | | | | |
|---|--|--|--|---|
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | | | | X |
|---|--|--|--|---|

Based upon the 2016 Rural Mapping Edition: Fresno County Important Farmland Map of the State of California Department of Conversation, the project property is designated as "Urban and Built-Up Land." Urban and Built-Up Land is typically occupied by structures and commonly includes residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills and other development. Thus, the proposed project has no impact on prime farmland, farmland of statewide importance, or unique farmland.

The existing use of the property is vacant. Because the project property is infill and surrounded by other urban development, the project property and adjacent properties are not under a Williamson Act contract. Therefore, the proposed project on the project property will not affect any Williamson Act contract parcels.

The proposed project does not conflict with any forest land or Timberland Production or result in any loss of forest land. The proposed project does not include any changes which will affect the existing environment.

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

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

Setting

The subject site is located in Fresno County and within the San Joaquin Valley Air Basin (SJVAB). This region has had chronic non-attainment of federal and state clean air standards for ozone/oxidants and particulate matter due to a combination of topography

and climate. The San Joaquin Valley (Valley) is hemmed in on three sides by mountain ranges, with prevailing winds carrying pollutants and pollutant precursors from urbanized areas to the north (and in turn contributing pollutants and precursors to downwind air basins). The Mediterranean climate of this region, with a high number of sunny days and little or no measurable precipitation for several months of the year, fosters photochemical reactions in the atmosphere, creating ozone and particulate matter.

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

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

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

During the winter, wind speed and direction data indicate that wind occasionally originates from the south end of the Valley and flows in a north-northwesterly direction. Also during the winter months, the Valley generally experiences light, variable winds (less than 10 mph). Low wind speeds, combined with low inversion layers in the winter, create a climate conducive to high carbon monoxide (CO) and particulate matter (PM10 and PM2.5) concentrations. The SJVAB has an "Inland Mediterranean" climate averaging over 260 sunny days per year. The Valley floor is characterized by warm, dry summers and cooler winters. For the entire Valley, high daily temperature readings in summer average 95°F. Temperatures below freezing are unusual. Average high temperatures in the winter are in the 50s, but highs in the 30s and 40s can occur on days with persistent fog and low cloudiness. The average daily low temperature is 45°F.

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

Regulations

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

The Master Environmental Impact Report (MEIR) prepared for the Fresno General Plan and Policy RC-4-c of the Fresno General Plan requires computer models used by the SJVAPCD are utilized to analyze development projects and estimate future air pollutant emissions that can be expected to be generated from operational emissions (vehicular traffic associated with the project), area-wide emissions (sources such as ongoing maintenance activities and use of appliances), and construction activities.

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

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

The analysis was conducted using the CalEEMod Model, Version 2016.3.2. The project is proposing to construct seven multi-family dwelling units encompassing a total of approximately 7,700 square feet in gross floor area across two residential buildings. The proposed project also includes a eleven-stall parking lot, a small open space area and landscaping.

Construction Emissions – Short Term

It was assumed that the project would be constructed in one phase, over a period of less than one year. Construction equipment estimates were based on CalEEMod default assumptions.

| <i>all data given in tons/year</i> | ROG | NOx | CO | SO2 | PM10 | PM2.5 | CO2 |
|------------------------------------|-----------|-----------|------------|------------|-----------|-----------|------------|
| 2020 Construction | 0.1206 | 0.4840 | 0.4110 | 0.0007 | 0.0319 | 0.0271 | 57.9789 |
| District Thresholds | 10 | 10 | N/A | N/A | 15 | 15 | N/A |

The analysis determined that the proposed project will not exceed the threshold of significance limits for regulated air pollutants. SJVAPCD Regulation VIII addresses not only construction and demolition dust control measures, but also regulates ongoing maintenance of open ground areas that may create entrained dust from high winds. The applicant will be required to provide landscaping on the project site which will contain groundcover to retain soil and dust and trees to assist in the absorption of air pollutants, reduce ozone levels, and curtail storm water runoff.

Operational Emissions – Long Term

Operational emissions include emissions associated with area sources (energy use, landscaping, etc.) and vehicle emissions. Emissions from each phase of the project were estimated using the CalEEMod model. The average trips were based on default assumptions in the CalEEMod model.

| <i>all data given in tons/year</i> | ROG | NOx | CO | SO2 | PM10 | PM2.5 | CO2 |
|------------------------------------|-----------|-----------|------------|------------|-----------|-----------|------------|
| Area | 0.0392 | 0.0032 | 0.0532 | 0.00002 | 0.0005 | 0.0005 | 3.1174 |
| Energy | 0.0007 | 0.0058 | 0.0025 | 0.00004 | 0.0005 | 0.0005 | 17.928 |
| Mobile | 0.0151 | 0.1845 | 0.1495 | 0.00077 | 0.0451 | 0.0126 | 71.729 |
| Waste | 0.0000 | 0.0000 | 0.0000 | 0.00000 | 0.0000 | 0.0000 | 0.6536 |
| Water | 0.0000 | 0.0000 | 0.0000 | 0.00000 | 0.0000 | 0.0000 | 1.1554 |
| Project Maximum | 0.0392 | 0.1845 | 0.1495 | 0.00077 | 0.0451 | 0.0126 | 71.729 |
| District Thresholds | 10 | 10 | N/A | N/A | 15 | 15 | N/A |

Project specific emissions of criteria pollutants (as indicated in the above table) are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Project specific criteria pollutant emissions would have no significant adverse impact on air quality. Development of the subject property will not expose sensitive receptors to substantial pollutant concentrations. Due to the close proximity of other residential and urban uses surrounding the subject site, the project will not result in a significant impact to sensitive receptors as no net increase of pollutants will occur. Residential development is considered a “sensitive receptor” type use.

The SJVAPCD has developed the San Joaquin Valley 1991 California Clean Air Act Air Quality Attainment Plan (AQAP), which continues to project nonattainment for the above-noted pollutants in the future. This project will be subject to applicable SJVAPCD

rules, regulations, and strategies. In addition, the project will be subject to the SJVAPCD Regulation VIII, Fugitive Dust Rules, related to the control of dust and fine particulate matter. This rule mandates the implementation of dust control measures to reduce the potential for dust to the lowest possible level. The plan includes a number of strategies to improve air quality including a transportation control strategy and a vehicle inspection program.

The proposed project is not subject to District Rule 9510 (Indirect Source Review), intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The project's emissions as a percentage of the area source, energy use, and vehicle emissions within Fresno County are very small. The project's overall contribution to the overall emissions is negligible. Therefore, there is no air quality or global climate change impacts perceived to occur as a result of the proposed project. Both short and long term impacts associated with construction and operation are below the District's significance thresholds. However, the project must still comply with all other applicable air quality standards.

Additional rules to which the proposed project will be subject include:

Rule 4601 – Architectural Coatings. The purpose of this rule is to limit Volatile Organic Compounds (VOC) emissions from architectural coatings. Emissions are reduced by limits on VOC content and providing requirements on coatings storage, cleanup, and labeling.

Rule 4641 – Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations. The purpose of this rule is to limit VOC emissions from asphalt paving and maintenance operations. The paving operations for new development and existing paved surfaces will be subject to Rule 4641.

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

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

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

| ENVIRONMENTAL ISSUES | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | X | |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | | | X |

The proposed project would not directly affect any sensitive, special status, or candidate species, nor would it modify any habitat that supports them. The subject property is an infill site surrounded by existing urban development to the north, east, south, and west. The existing site itself consists of mostly vacant land with weeds and non-native vegetation. There are no water ways, wetlands, riparian habitat, or other habitat features that would support special-status plant and/or animal species. Further, due to the proximity to a major roadway and surrounding development, it is unlikely the site supports any special-status species as a result of the existing urbanized character of the area.

There is no riparian habitat or any other sensitive natural community identified in the vicinity of the proposed project by the California Department of Fish and Game or the US Fish and Wildlife Service. No federally protected wetlands are located on the subject site. Therefore, there would be no impacts to species, riparian habitat or other sensitive communities and wetlands. There are also no bodies of water on the subject site or in the immediate vicinity of the subject site. The proposed project would have no impact on the movement of migratory fish or wildlife species or on established wildlife corridors or wildlife nursery sites. No local policies regarding biological resources are applicable to the subject site and there would be no impacts with regard to those plans.

There are two older trees in the parkstrip abutting the property which have been required to be preserved. The site design allows for the preservation of the trees with the primary access point outside of the area of the trees. No other existing healthy mature trees or other vegetation are located on the site and no habitat conservation plans or natural community conservation plans in the region pertain to the natural resources that exist on the subject site or in its immediate vicinity.

No actions or activities resulting from the implementation of the proposed project would

have the potential to affect floral, or faunal species; or, their habitat with MEIR mitigation measures imposed. Therefore, impacts to biological resources are less than significant.

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

| ENVIRONMENTAL ISSUES | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| V. CULTURAL RESOURCES – Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | | | | X |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | | | X | |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | | | X | |

Pursuant to Assembly Bill 52 (AB 52), the City contacted tribes traditionally or culturally affiliated with the project area. Invitations to consult on the proposed project were mailed on December 20, 2019 to the Table Mountain Rancheria Tribe and the Dumna Wo Wah. During the required 30-day limit for tribes to request consultation, no tribes elected to consult regarding the proposed project.

There are no structures which exist within the project area that are listed in the National or Local Register of Historic Places, and the subject site is not within a designated historic district. There are no known archaeological or paleontological resources that exist within the project area; previously unknown paleontological resources or undiscovered human remains could be disturbed during project construction. There is no evidence that cultural resources of any type (including historical, archaeological, paleontological, or unique geologic features) exist on the subject property. Past record searches for the region have not revealed the likelihood of cultural resources on the subject property or in its immediate vicinity. Therefore, it is not expected that the proposed project may impact cultural resources. It should be noted however, that lack of surface evidence of historical resources does not preclude the subsurface existence of archaeological resources. Furthermore, previously unknown paleontological resources or undiscovered human remains could be disturbed during project construction.

Therefore, due to the ground disturbing activities that will occur as a result of the project, the measures within MEIR SCH No. 2012111015 for the Fresno General Plan, Mitigation Measure Monitoring Checklist to address archaeological resources, paleontological resources, and human remains will be employed to guarantee that should archaeological and/or animal fossil material be encountered during project

excavations, then work shall stop immediately; and, that qualified professionals in the respective field are contacted and consulted in order to ensure that the activities of the proposed project will not involve physical demolition, destruction, relocation, or alteration of historic, archaeological, or paleontological resources.

The site does not contain any cultural resources on the local, state or national registers of historic places. However some of the site may contain previously undisturbed land, and would be subject to the mitigation measures in the MEIR related to late discovery of cultural resources.

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

Mitigation Measures

1. The proposed project shall implement and incorporate mitigation measures CUL-1, CUL-2, CUL-3 and CUL-4 in the attached MEIR SCH No. 2012111015 Fresno General Plan Mitigation Monitoring Checklist dated December 24, 2019.

| ENVIRONMENTAL ISSUES | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| VI. ENERGY – Would the project: | | | | |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | | | X | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | | | X | |

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

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

The proposed development would be required to comply with the State-mandated building codes to meet minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of these standards significantly increases energy savings, and adherence to State mandated code requirements and conservation requirements in the Energy Code and CALGreen would ensure that project development would not result in wasteful, inefficient, or unnecessary consumption of energy resources. In conclusion, with MEIR mitigation measures incorporated, the project will not result in any energy impacts beyond those analyzed in MEIR SCH No. 2012111015.

| ENVIRONMENTAL ISSUES | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| VII. GEOLOGY AND SOILS – Would the project: | | | | |
| a) Directly or Indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | X |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | | X |
| ii) Strong seismic ground shaking? | | | | X |
| iii) Seismic-related ground failure, including liquefaction? | | | | X |
| iv) Landslides? | | | | X |
| b) Result in substantial soil erosion or the loss of topsoil? | | | | X |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | | X |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | | | | X |

| ENVIRONMENTAL ISSUES | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | | X |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | X | |

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

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

The highly erodible face of the San Joaquin River bluff, and small areas of expansive clay in the northeastern portion of the city’s Sphere of Influence, are the only unstable soil conditions known to exist in the City. Despite long-term over drafting of groundwater that has lowered the static groundwater level under Fresno by as much as 100 feet over the past century, surface subsidence has not been noted in the vicinity of the city (this is probably due to the geologic strata underlying the city, which features layers of clay and hardpan interleaved with alluvial sand and gravel layers).

The proposed project is located in the central northwestern portion of Fresno, within the Bullard Community Plan area. There are no known geologic hazards or unstable soil conditions known to exist on the site. The existing topography demonstrates no apparent unique or significant land forms, such as vernal pools. Development of the property requires compliance with grading and drainage standards of the City of Fresno and Fresno Metropolitan Flood Control District Standards.

There are no known soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

There are no known paleontological resources that exist within the project area; any previously unknown paleontological resource could be disturbed during project construction. There is no evidence that paleontological, or other unique geologic features exist on the subject property, therefore it is not expected that the proposed project may impact this resource. It should be noted however, that lack of surface evidence does not preclude the subsurface existence of a paleontological resource. Furthermore, previously unknown paleontological resource could be disturbed during project construction.

Therefore, due to the ground disturbing activities that will occur as a result with development of the multi-family residential complex, the measures within MEIR SCH No. 2012111015 for the Fresno General Plan, Mitigation Measure Monitoring Checklist to address paleontological resources will be employed to guarantee that material encountered during project excavations, then work shall stop immediately; and, that qualified professionals in the respective field are contacted and consulted in order to ensure that the activities of the proposed project will not involve physical demolition, destruction, relocation, or alteration of a paleontological resource.

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

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

The *State CEQA Guidelines* indicate that a project would normally have a significant adverse greenhouse gas emission impact if the project would:

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Section 15064.4 of the *State CEQA Guidelines* states that: “A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project.” In performing that analysis, the lead agency has discretion to determine whether to use a model or methodology to quantify greenhouse gas emissions, or to rely on a qualitative analysis or performance-based standards. In making a determination as to the significance of potential impacts, the lead agency then considers the extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting, whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project, and the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emission.

Therefore, consistent with the *State CEQA Guidelines*, Section 15183.5, if a project is consistent with an adopted qualified Greenhouse Gas Reduction Strategy that meets the standards, it can be presumed that the project would not have significant greenhouse gas emission impacts.

The City of Fresno Greenhouse Gas Reduction Plan (GHG Reduction Plan), adopted in December of 2014, meets the requirements for a Qualified Greenhouse Gas Reduction

Strategy. Therefore, the proposed project’s GHG emissions would not be considered a significant impact if the proposed project would be consistent with the City’s GHG Reduction Strategy.

The GHG Reduction Plan includes a strategy to reduce local community GHG emissions to 1990 levels by the year 2020, consistent with the state objectives set forth in the “Global Warming Solutions Act,” otherwise known as AB 32. The GHG Reduction Plan includes relevant General Plan objectives and policies. Table 1 evaluates the proposed project’s consistency with the applicable objectives and policies included in the GHG Reduction Plan.

Table 1: Consistency with Fresno Greenhouse Gas Reduction Plan

| GHG Reduction Plan Strategy | Project Consistency with Strategy |
|--|--|
| Objective LU-2: Plan for infill development that includes a range of housing types, building forms, and land uses to meet the needs of both current and future residents. | The project proposal provides a medium-density housing type on land that is surrounded by residential and urban development that meets the needs of both current and future residents. |
| Policy LU-2-a: Infill Development and Redevelopment. Promote development of vacant, underdeveloped, and redevelopable land uses within the City Limits where urban services are available by establishing and implementing supportive regulations and programs. | The project property is vacant land that has urban services available where housing is being promoted to be constructed. |

As shown in Table 1, the proposed project would be consistent with the applicable strategies from the GHG Reduction Plan. Therefore, as demonstrated in Table 1 above, the proposed project would not conflict with plans, policies or regulations adopted for the purpose of reducing GHG emissions. In addition, the proposed project would not result in a substantial increase in GHG emissions. Therefore, the proposed project would not generate GHG emissions that may have a significant effect on the environment.

| ENVIRONMENTAL ISSUES | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| IX. HAZARDS AND HAZARDOUS MATERIAL – Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | | X |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | | X |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | X |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | | X |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | | X |

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

There are no known existing hazardous material conditions on the property and the property is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project itself will not generate or use hazardous materials in a manner outside health department requirements, is not near any wild land fire hazard zones, and poses no interference with the City's or County's Hazard Mitigation Plans or emergency response plans.

No pesticides or hazardous materials are known to exist on the site and the proposed project will have no environmental impacts related to potential hazards or hazardous materials as identified above. The project area is not located in an FAA-designated Runway Protection Zone, Inner Safety Zone and Sideline Safety Zone. Although two schools (*Fairmont Private School of Fresno and Bullard Talent Project Public School*) are within a quarter-mile radius of the project site, the project will not emit hazardous emissions or acutely hazardous materials, substances, or waste to these school sites.

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

| ENVIRONMENTAL ISSUES | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| X. HYDROLOGY AND WATER QUALITY – Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | | | | X |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | | | X | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would: | | | | X |
| i) Result in a substantial erosion or siltation on- or off-site; | | | | X |
| ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site: | | | | X |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or | | | | X |
| iv) impede or redirect flood flows? | | | | X |

| ENVIRONMENTAL ISSUES | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | | | | X |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | | | | X |

The project site is not located within a 100-year Flood Hazard Boundary or a tsunami hazard area. A seiche is an oscillation of a water body, such as a lake, which may cause local flooding. A seiche could occur in Pine Flat, Millerton Lake or Big Dry Creek Dam due to seismic or atmospheric activity. However, the project site is approximately 27 miles from Pine Flat Lake, 15 miles from Millerton Lake and 42 miles away from Big Dry Creek Dam and would not be subject to a seiche. No mudslide hazards exist at the project site because the project site is not located in the immediate vicinity of any landslide prone areas.

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

This Negative Declaration (ND) prepared for the proposed project is tiered from MEIR SCH No. 2012111015 prepared for the Fresno General Plan, which contains measures to mitigate projects' individual and cumulative impacts to groundwater resources and to reverse the groundwater basin's overdraft conditions.

Fresno has attempted to address these issues through metering and revisions to the City's Urban Water Management Plan (UWMP). The Fresno Metropolitan Water Resource Management Plan, which has been adopted and the accompanying Final EIR (SCH #95022029) certified, is also under revision. The purpose of these management plans is to provide safe, adequate, and dependable water supplies in order to meet the future needs of the metropolitan area in an economical manner; protect groundwater

quality from further degradation and overdraft; and, provide a plan of reasonably implementable measures and facilities. City water wells, pump stations, recharge facilities, water treatment and distribution systems have been expanded incrementally to mitigate increased water demands and respond to groundwater quality challenges.

The adverse groundwater conditions of limited supply and compromised quality have been well-documented by planning, environmental impact report and technical studies over the past 20 years including the MEIR No. 2012111015 for the Fresno General Plan, the MEIR 10130 for the 2025 Fresno General Plan, Final EIR No. 10100, Final EIR No. 10117 and Final EIR No. SCH 95022029 (Fresno Metropolitan Water Resource Management Plan), et al. These conditions include water quality degradation due to DBCP, arsenic, iron, and manganese concentrations; low water well yields; limited aquifer storage capacity and recharge capacity; and, intensive urban or semi-urban development occurring upgradient from the Fresno Metropolitan Area.

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

The City has indicated that groundwater wells, pump stations, recharge facilities, water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. One of the primary objectives of Fresno's future water supply plans detailed in Fresno's current UWMP is to balance groundwater operations through a host of strategies. Through careful planning, Fresno has designed a comprehensive plan to accomplish this objective by increasing surface water supplies and surface water treatment facilities, intentional recharge, and conservation, thereby reducing groundwater pumping. The City continually monitors impacts of land use changes and development project proposals on water supply facilities by assigning fixed demand allocations to each parcel by land use as currently zoned or proposed to be rezoned.

Until 2004, groundwater was the sole source of water for the City. In June 2004, a \$32 million Surface Water Treatment Facility ("SWTF") began providing Fresno with water treated to drinking water standards to meet demands anticipated by the growth implicit in the 2025 Fresno General Plan. Surface water is used to replace lost groundwater through Fresno's artificial recharge program at the City-owned Leaky Acres and smaller facilities in Southeast Fresno. Fresno holds entitlements to surface water from Millerton Lake and Pine Flat Reservoir. In 2006, Fresno renewed its contract with the United States Bureau of Reclamation, through the year 2045, which entitles the City to 60,000 acre-feet per year of Class 1 water. This water supply has further increased the reliability of Fresno's water supply.

Also, in 2006, Fresno updated its Metropolitan Water Resources Management Plan designed to ensure the Fresno metro area has a reliable water supply through 2050. The plan implements a conjunctive use program, combining groundwater, treated surface water, artificial recharge and an enhanced water conservation program. In the near future, groundwater will continue to be an important part of the City's supply but will not be relied upon as heavily as has historically been the case. The City is planning to rely on expanding their delivery and treatment of surface water supplies and groundwater recharge activities.

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

Implementation of the Fresno General Plan policies, the Kings Basin Integrated Regional Water Management Plan, City of Fresno UWMP, Fresno-Area Regional Groundwater Management Plan, and City of Fresno Metropolitan Water Resource Management Plan and the applicable mitigation measures of approved environmental review documents will address the issues of providing an adequate, reliable, and sustainable water supply for the project's urban domestic and public safety consumptive purposes. The recently adopted 2015 UWMP analyzed the Fresno General Plans land use capacity.

The proposal to develop the residential multi-family project will require compliance with all requirements of the City of Fresno Department of Public Utilities that will reduce the project's water impacts to less than significant. The proposed development will generate storm runoff which must be properly discharged and mitigated pursuant to the California Environmental Quality Act (CEQA). The Fresno Metropolitan Flood Control District (FMFCD), in cooperation with the City and County of Fresno, has developed and adopted the Storm Drainage and Flood Control Master Plan. As noted within the letter from the FMFCD dated August 2, 2019, compliance with and implementation of this Master Plan by this development project will satisfy the drainage/discharge related CEQA impact of the project mitigation requirements.

The project is not proposed at a size or scope to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The ND prepared for the proposed project is tiered from MEIR SCH No. 2012111015 prepared for the Fresno General Plan, which contains measures to mitigate the project's individual and cumulative impacts to groundwater resources and to reverse the groundwater basin's overdraft conditions.

In conclusion, the project will not result in any hydrology and water quality impacts

beyond those analyzed in MEIR SCH No. 2012111015.

Mitigation Measures

1. The proposed project shall implement and incorporate mitigation measures HYD-5.1, HYD-5.2, and HYD-5.3 in the attached MEIR SCH No. 2012111015 Fresno General Plan Mitigation Monitoring Checklist dated December 24, 2019.

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

The proposed multi-family residential project will not physically divide an established community given that its location is currently surrounded by existing residential and commercial/office developments to the north, east, south, and west.

The subject property includes a request for a Rezone and Development Permit. A Rezone is required for properties that have conditions of zoning that are not consistent with a project proposal. The conditions of zoning of the subject property require no more than three dwelling units be constructed on the property. In order to extinguish the conditions of zoning, a legislative action by the City Council (Council) is required and a Rezone provides Council the ability to enforce that action. The Development Permit is required for new construction of any building(s). The subject property is designated and zoned for Medium-High Residential Density uses. Upon approval, the project proposal would not conflict with any land use plan, policy or regulation given that the Development Permit would facilitate consistency for the multi-family residential complex. The project would not require a General Plan amendment. The Medium-High Residential Density land use designation accommodates uses similar to townhomes, condominiums and small apartment complexes. The maximum lot coverage is fifty percent (50%). The proposed multi-family residential complex is allowed within this land use designation, and the project does not exceed the maximum lot coverage.

Fresno General Plan Goals, Objectives and Policies

As proposed, the project will be consistent with the following Fresno General Plan goals:

- Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people

throughout the City.

- Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.
- Promote a city of healthy communities and improve quality of life in established neighborhoods.

These goals contribute to the establishment of a comprehensive City-wide land use planning strategy to meet residential development and density objectives, achieve efficient and equitable use of resources and infrastructure, and create an attractive living environment in accordance with Objective LU-1 of the Fresno General Plan.

Policy UF-1-a supports development projects that provide Fresno with a diversity of urban and suburban neighborhood opportunities. This policy also envisions mixing and balancing existing infill areas to produce economic opportunities, jobs, housing options, recreation, and other choices. The proposed development provides townhomes, which is a medium-high density use.

Policy UF-1-d provides for diversity and variation of building types, densities, and scales of development in order to reinforce the identity of individual neighborhoods, foster a variety of market-based options for living and working to suit a large range of income levels, and further affordable housing opportunities throughout the city. Although the current zone district is consistent with the project proposal, the removal of the conditions of zoning will provide a higher density than currently allowed for with a market-rate residential complex.

Likewise, Objective UF-12 of the General Plan aims to locate roughly one-half of future residential development in infill areas – defined as being within the City on December 31, 2012. The project proposal includes residential development on an infill lot that has been located within the City since December 31, 2012. This is further supported by Policy LU-2-a which promotes development of vacant, underdeveloped, and re-developable land within the City limits where urban services are available.

Policy LU-5-d promotes the project as it is specific to the optimal use of available services to provide housing opportunities with convenient access to employment, shopping, services, and transportation for Medium-High Density Residential uses.

The project supports the above-mentioned goals and policies in that the intensity of the proposed development conforms to the applicable land use designation of the General Plan.

The project will not conflict with any conservation plans since it is not located within any

conservation plan areas. No habitat conservation plans or natural community conservation plans in the region pertain to the natural resources that exist on the subject site or in its immediate vicinity. Therefore, there would be no impacts.

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

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

The subject property is not located in an area designated for mineral resource preservation or recovery, therefore, will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The subject sites are not delineated on a local general plan, specific plan or other land use plan as a locally-important mineral resource recovery site; therefore it will not result in the loss of availability of a locally-important mineral resource.

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

| ENVIRONMENTAL ISSUES | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| XIII. NOISE – Would the project result in: | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | X | |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | | | | X |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |

The proposed multi-family residential project is not located within the vicinity of any private airstrip nor within two miles of any public airport, therefore residents would not be exposed to excessive noise levels.

Generally, the three primary sources of substantial noise that affect the City of Fresno and its residents are all transportation-related and consist of local streets and regional highways; airport operations at the Fresno Yosemite International, Fresno-Chandler, and the Sierra Sky Park airports; and railroad operations along the BNSF Railway and the Union Pacific Railroad lines.

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

activities that may be subject to stress and/or significant interference from noise.

Stationary noise sources can also have an effect on the population, and unlike mobile, transportation-related noise sources, these sources generally have a more permanent and consistent impact on people. These stationary noise sources involve a wide spectrum of uses and activities, including various industrial uses, commercial operations, agricultural production, school playgrounds, high school football games, HVAC units, generators, lawn maintenance equipment and swimming pool pumps.

Potential noise sources at the subject property would be roadway noise from the major street (West Shaw Avenue) nearest to the subject property. Further, most activity will be from residents of the multi-family residential complex and occasional guests during daytime and early evening hours.

The City of Fresno Noise Element of the Fresno General Plan establishes a land use compatibility criterion of 60db DNL for exterior noise levels in outdoor areas of noise-sensitive land uses. The intent of the exterior noise level requirement is to provide an acceptable noise environment for outdoor activities and recreation. However, the project site is not located in the vicinity of existing sensitive land uses, and the project does not propose sensitive land uses. Furthermore, the Noise Element also requires that interior noise levels attributable to exterior noise sources not exceed 45 dB DNL. The intent of the interior noise level standard is to provide an acceptable noise environment for indoor communication and sleep.

For stationary noise sources, the Noise Element establishes noise compatibility criteria in terms of the exterior hourly equivalent sound level (L_{eq}) and maximum sound level (L_{max}). The standards are more restrictive during the nighttime hours, defined as 10:00 p.m. to 7:00 a.m. The standards may be adjusted upward (less restrictive) if the existing ambient noise level without the source of interest already exceeds these standards. The Noise Element standards for stationary noise sources are: (1) 50 dBA L_{eq} for the daytime and 45 dBA L_{eq} for the nighttime hourly equivalent sound levels; and, (2) 70 dBA L_{max} for the daytime and 65 dBA L_{max} for the nighttime maximum sound levels.

Noise created by new proposed stationary noise sources or existing stationary noise sources which undergo modification that may increase noise levels shall be mitigated so as not to exceed the noise level standards of Table 9 (Table 5.11-8 of the MEIR) at noise sensitive land uses. If the existing ambient noise levels equal or exceed these levels, mitigation is required to limit noise to the ambient noise level plus 5 dB.

The project site is currently vacant. Therefore, it is reasonable to assume that the proposed project will result in an increase in temporary and/or periodic ambient noise levels on the subject property above existing levels. However, these noise levels will not exceed those generated by adjacent existing or planned land uses.

Pursuant to Policy H-1-b of the Fresno General Plan, for purposes of City analyses of

noise impacts, and for determining appropriate noise mitigation, a significant increase in ambient noise levels is assumed if the project causes ambient noise levels to exceed the following: (1) The ambient noise level is less than 60 dB Ldn and the project increases noise levels by 5 dB or more; (2) The ambient noise level is 60-65 dB Ldn and the project increases noise levels by 3 dB or more; or, (3) The ambient noise level is greater than 65 dB Ldn and the project increases noise levels by 1.5 dB or more.

Short-Term Noise Impacts

The construction of a project involves both short-term construction-related noise and long-term noise generated by increases in area traffic, nearby stationary sources, or other transportation sources. The Fresno Municipal Code (FMC) allows for construction noise in excess of standards if it complies with the section below (Chapter 10, Article 1, Section 10-109 – Exemptions). It states that the provisions of Article 1 – Noise Regulations of the FMC shall not apply to:

Construction, repair or remodeling work accomplished pursuant to a building, electrical, plumbing, mechanical, or other construction permit issued by the City or other governmental agency, or to site preparation and grading, provided such work takes place between the hours of 7:00 a.m. and 10:00 p.m. on any day except Sunday.

Thus, construction activity would be exempt from City of Fresno noise regulations, as long as such activity is conducted pursuant to an applicable construction permit and occurs between 7:00 a.m. and 10:00 p.m., excluding Sunday. Therefore, short-term construction impacts associated with the exposure of persons to or the generation of noise levels in excess of standards established in the General Plan or Noise Ordinance or applicable standards of other agencies would be less than significant.

Long-Term Noise Impacts

The proposed project includes the future construction of seven dwelling units across two two-story residential buildings, with a parking field, drive aisles and a small open space landscaped area. The immediate vicinity consists of other single-family and townhome residential uses to the east, south and west, a large apartment complex to the northwest, and office uses to the north, which produce noise levels that either exceed or are similar to noise levels produced by the proposed project. Although the project will create additional activity in the area, the project will be required to comply with all noise policies from the Fresno General Plan and Noise Ordinance from the FMC.

Conclusion

Although the project will create additional activity in the area, the project will be required to comply with all noise policies and mitigation measures identified within the Fresno General Plan and MEIR as well as the Noise Ordinance of the Fresno Municipal Code.

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

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

The proposed rezone will allow the development of the multi-family residential project on the project property, which has remained undeveloped for a number of years and is located adjacent to developed commercial/office uses and low- and medium-density residential uses. Because the zone district and planned land use designation anticipated the type of residential density consistent with the project proposal, the project will not induce substantial unplanned population growth in the area directly or indirectly.

Implementation of the proposed project would not result in the displacement of any persons or housing or necessitate the construction of replacement housing. Therefore, no impacts would occur. The proposed multi-family residential project will occur at an intensity and scale that is permitted by the proposed rezone. Thus, the project will not facilitate an additional intensification of uses beyond that which would be allowed. The subject site is currently vacant, and does not include existing housing or other habitable structures therefore; no impacts will result from the proposed project.

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

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

City police and fire protection services are also available to serve the proposed project. Fire Station No. 20 is located 1.2 miles southeast of the project property on the west side of N. Wishon Avenue between E. Gettysburg Avenue and E. Indianapolis Avenue. Therefore, the project site would be adequately served by safety services due to its close proximity to an existing fire station.

Residential development as a result of the proposed project will have an impact on the Fresno Unified School District's student housing capacity and directly contribute to population impacts to schools. FUSD anticipates continued growth within the District with plans for the construction of new school facilities to accommodate planned and future growth, having other school sites available for new students to attend, providing bus transportation to students, and leveeing appropriate school fees for residential developments at the time of building permits.

The project would not increase the usage or otherwise impact existing nearby parks or recreational facilities, therefore impacts to existing parks as a result of the project would not occur to the extent that it would create a significant impact.

The Department of Public Utilities has reviewed the proposed project and has determined that adequate sewer, water, and solid waste facilities are available subject to compliance with the conditions submitted by the Department of Public Utilities for this project. The MEIR has provided mitigation measures that the proposed project must implement and comply with to mitigate drainage in the area. Development of the property requires compliance with grading and drainage standards of the City of Fresno and FMFCD.

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

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

There are three neighborhood parks within approximately two miles of the subject property: Oso de Oro Park to the northwest, F Basin Park to the northeast, and Lions Skate Park to the southwest. The addition of seven multi-family dwelling units may impact the neighborhood parks in the general vicinity of the project site. With the small number of residents being added to the area and the closest distance from the subject property to one of the aforementioned parks being 1.6 miles, the minimal potential increased use of the existing neighborhood parks would not result in or accelerate a substantial physical deterioration of the neighborhood parks.

The project includes the installation of an approximately 870 square foot open space area including four shade trees, an open landscaped area and a lounge area. The area is dedicated to providing attraction and leisure to the residents which does not have adverse physical effect on the environment.

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

| ENVIRONMENTAL ISSUES | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| XVII. TRANSPORTATION – Would the project: | | | | |
| a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | | | X | |
| b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)? | | | | X |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | X |
| d) Result in inadequate emergency access? | | | | X |

The project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The project will not conflict with an applicable congestion management program; the project will be required to pay applicable traffic impact fees, including Traffic Signal Mitigation Impact fee, Fresno Major Street Impact fee; and a Regional Transportation Mitigation Fee. Adequate emergency access will be provided and the project will not conflict with adopted policies or plans regarding public transit, bicycle or pedestrian facilities because said features will be incorporated into the conditions of approval for the project, as applicable.

CEQA Guideline Section 15064.3, subdivision (b) is applicable statewide after July 1, 2020. The City of Fresno has elected to not adopt these measures at the time of publication, therefore, Section 15064.3, subdivision (b) is not applicable for the proposed project.

The subject property is located approximately 375 feet south of the southeast corner of W. Shaw Avenue and N. Arthur Avenue in the City of Fresno. In the Fresno General Plan Circulation Element, W. Shaw Avenue is designated as an arterial street, with the purpose of moving traffic within and between neighborhoods and to and from freeways and expressways. Arterials typically have four to six lanes with median island separation. North Arthur Street is designated as a local street, which will be designed and constructed according to standards to provide direct access to the proposed multi-

family residential complex while discouraging excessive speeds and volumes of motor vehicle travel incompatible with neighborhoods being served through the implementation of multiple, well connected routes and traffic calming measures. The proposed project will be required to construct improvements along the entire N. Arthur Avenue frontage of the multi-family residential complex including all necessary full street improvements to City Standards, which will include curb, gutter, and sidewalks.

Based on the projected number of daily trips generated from the project proposal, the Public Works Department determined that a Traffic Impact Study (TIS) is not required unless a General Plan Amendment is proposed.

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

| ENVIRONMENTAL ISSUES | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| XVII. TRIBAL CULTURAL RESOURCES – Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | X |
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC section 5020.1(k), or, | | | | X |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC section 5024.1. In applying the criteria set forth in subdivision (c) of PRC section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | | | | X |

Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process (See PRC Section 21080.3.2.). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation.

Senate Bill 18 (SB-18) went into effect January 1, 2005 and requires local governments to consult with Native American tribes prior to the adoption or any amendment of a general plan or specific plan. A local government must notify the appropriate tribes (on the contact list maintained by the NAHC) of the opportunity to conduct consultations for the purpose of preserving, or mitigating impacts to, cultural places located on land within the local government's jurisdiction that is affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they receive notification to request consultation, unless a shorter timeframe has been agreed to by the tribe (Government Code Section 65352.3). Because a General Plan Amendment is not a component of this project proposal, SB-18 is not applicable to the project.

Assembly Bill 52 (AB 52), which became law on January 1, 2015, requires that, as part of the CEQA review process, public agencies provide early notice of a project to California Native American Tribes to allow for consultation between the tribe and the public agency. The purpose of AB 52 is to provide the opportunity for public agencies and tribes to consult and consider potential impacts to Tribal Cultural Resources (TCR's), as defined by the Public Resources Code (PRC) Section 2107(a). Under AB 52, public agencies shall reach out to California Native American Tribes who have requested to be notified of projects in areas within or which may have been affiliated with their tribal geographic range.

Pursuant to Assembly Bill 52 (AB 52) the Dumna Wo Wah Tribal Government and Table Mountain Rancheria have requested notification and a certified letter was mailed to the Dumna Wo Wah Tribal Government and the Table Mountain Rancheria on December 20, 2019. The 30 day comment period ended on January 20, 2020. Both tribes did not request consultation.

The subject property is in an area surrounded by extensive urban development. Although the site itself is vacant, there is no evidence to suggest the presence of TCR's. Further, given that both tribes declined consultation, it would suggest the site is not believed to have the TCR's present. Nevertheless, if any artifacts are inadvertently discovered during ground-disturbing activities, existing federal, State, and local laws and regulations would require construction activities to cease until such artifacts are properly examined and determined not to be of significance by a qualified cultural resources professional.

Overall, because the tribes declined AB-52 consultation and because existing cultural resources protection laws exist that would require construction activities to cease if artifacts are discovered, there is no impact to tribal cultural resources. In conclusion, the proposed project would not result in any cultural resource environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

| ENVIRONMENTAL ISSUES | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| XIX. UTILITIES AND SERVICE SYSTEMS – Would the project: | | | | |
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effect? | | | | X |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | | | | X |
| c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | | X |
| d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | | | | X |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | | | | X |

Utilities and service systems will be required prior to development of the subject property. The proposed project expects to result in the construction of a new eight-inch water main in N. Arthur Avenue and construct storm drain outdoor storage areas in

order to improve storm runoff quality such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The Department of Public Utilities has determined that adequate sanitary sewer and water services will be available to serve the proposed project subject to the payment of any applicable connection charges and/or fees; and, compliance with the Department of Public Utilities standards, specifications, and policies. Sanitary sewer and water service delivery is also subject to payment of applicable connection charges and/or fees; compliance with the Department of Public Utilities standards, specifications, and policies; the rules and regulations of the California Public Utilities Commission and California Health Services; and, implementation of the City-wide program for the completion of incremental expansions to facilities for planned water supply, treatment, and storage. The project site will be serviced by the City of Fresno solid waste division and will have water and sewer facilities available subject to the conditions stipulated for the proposed project.

The proposed project is not expected to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. The impact to storm drainage facilities will be less than significant given the developer will be required to provide drainage services and convey runoff to Master Plan Facilities. Development of the property requires compliance with grading and drainage standards of the City of Fresno and FMFCD.

In conclusion, the project will not result in any utilities and services systems environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

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

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

The City does have an adopted Emergency Operations Plan (EOP); however, the EOP does not designate evacuation routes, which may not be necessary since Fresno does

not face any expected natural hazards from likely sources or locations.

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

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

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

The rezone and site development are of a size and scope which is neither a direct or indirect detriment to the quality of the environment through reductions in habitat, populations, or examples of local history (through either individual or cumulative impacts).

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

endanger any floral or faunal species. Furthermore the project has no potential to eliminate important examples of major periods in history. Therefore, as noted in preceding sections of this Initial Study, there is no evidence in the record to indicate that incremental environmental impacts facilitated by this project would be cumulatively significant. There is also no evidence in the record that the proposed project would have any adverse impacts directly, or indirectly, on human beings. Therefore, there are no mandatory findings of significance.

In conclusion, with MEIR mitigation measures incorporated, the project will result with less than significant environmental impacts analyzed in MEIR SCH No. 2012111015.

MEIR Mitigation Measure Monitoring Checklist for EA No. P19-02898/P19-04890

Dated February 7, 2020

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

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

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

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

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

| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | | | | | |
|--------------------|------------------|------------------------|---|---|---|---|---|
| | | A | B | C | D | E | F |

Aesthetics:

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

Aesthetics (continued):

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

A - Incorporated into Project
 B - Mitigated

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 D - Responsible Agency Contacted

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 F - Not Applicable

| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | COMPLIANCE STATUS | | | | | |
|--------------------|------------------|------------------------|-------------------|---|---|---|---|---|
| | | | A | B | C | D | E | F |

Aesthetics (continued):

| | | | | | | | | | |
|--|--|------------|----------|--|--|--|--|--|--|
| <p>AES-5: Materials used on building facades shall be non-reflective. Verification comments:</p> | <p>Prior to development project approval</p> | <p>P-D</p> | <p>X</p> | | | | | | |
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Air Quality:

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|---|--|------------|--|--|--|--|--|--|----------|
| <p>AIR-1: Projects that include five or more heavy-duty truck deliveries per day with sensitive receptors located within 300 feet of the truck loading area shall provide a screening analysis to determine if the project has the potential to exceed criteria pollutant concentration based standards and thresholds for NO2 and PM2.5. If projects exceed screening criteria, refined dispersion modeling and health risk assessment shall be accomplished and if needed, mitigation measures to reduce impacts shall be included in the project to reduce the impacts to the extent feasible. Mitigation measures include but are not limited to:</p> <ul style="list-style-type: none"> • Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards. • Post signs requiring drivers to limit idling to 5 minutes or less. <p>Verification comments:</p> | <p>Prior to development project approval</p> | <p>P-D</p> | | | | | | | <p>X</p> |
|---|--|------------|--|--|--|--|--|--|----------|

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

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|---|--|------------|--|--|--|--|--|----------|
| <p>AIR-2: Projects that result in an increased cancer risk of 10 in a million or exceed criteria pollutant ambient air quality standards shall implement site-specific measures that reduce toxic air contaminant (TAC) exposure to reduce excess cancer risk to less than 10 in a million. Possible control measures include but are not limited to:</p> <ul style="list-style-type: none"> • Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards. • Post signs requiring drivers to limit idling to 5 minutes or less • Construct block walls to reduce the flow of emissions toward sensitive receptors • Install a vegetative barrier downwind from the TAC source that can absorb a portion of the diesel PM emissions • For projects proposing to locate a new building containing sensitive receptors near existing sources of TAC emissions, install HEPA filters in HVAC systems to reduce TAC emission levels exceeding risk thresholds. • Install heating and cooling services at truck stops to eliminate the need for idling during overnight stops to run onboard systems. <p><i>(continued on next page)</i></p> | <p>Prior to development project approval</p> | <p>P-D</p> | | | | | | <p>X</p> |
|---|--|------------|--|--|--|--|--|----------|

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

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| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | A | B | C | D | E | F |
|---|--|------------------------|---|---|---|---|---|---|
| Air Quality (continued): | | | | | | | | |
| <p>AIR-4: Require developers of projects containing sensitive receptors to provide a cumulative health risk assessment at project locations exceeding ARB Land Use Handbook distance screening criteria or newer criteria that may be developed by the San Joaquin Valley Air Pollution Control District (SJVAPCD).</p> <p>Verification comments:</p> | <p>Prior to development project approval</p> | <p>P-D</p> | | | | | | X |
| <p>AIR-5: Require developers of projects with the potential to generate significant odor impacts as determined through review of SJVAPCD odor complaint history for similar facilities and consultation with the SJVAPCD to prepare an odor impact assessment and to implement odor control measures recommended by the SJVAPCD or the City to the extent needed to reduce the impact to less than significant.</p> <p>Verification comments:</p> | <p>Prior to development project approval</p> | <p>P-D</p> | | | | | X | |

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| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | COMPLIANCE STATUS | | | | | |
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| | | | A | B | C | D | E | F |

Biological Resources:

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | | | | | | |
|--------------------|------------------|------------------------|---|---|---|---|---|---|
| | | | A | B | C | D | E | F |

Biological Resources (continued):

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

A - Incorporated into Project
B - Mitigated

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D - Responsible Agency Contacted

E - Part of City-Wide Program
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| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | | | | | | |
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| | | | A | B | C | D | E | F |

Biological Resources *(continued)*:

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

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

A - Incorporated into Project
 B - Mitigated

C - Mitigation in Process
 D - Responsible Agency Contacted

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

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | | | | | | |
|--------------------|------------------|------------------------|---|---|---|---|---|---|
| | | | A | B | C | D | E | F |

Biological Resources (continued):

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

Cultural Resources:

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | | | | | | |
|--------------------|------------------|------------------------|---|---|---|---|---|---|
| | | | A | B | C | D | E | F |

Cultural Resources *(continued)*:

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | A | B | C | D | E | F |
|--------------------|------------------|------------------------|---|---|---|---|---|---|
|--------------------|------------------|------------------------|---|---|---|---|---|---|

Cultural Resources *(continued)*:

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

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

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

- A** - Incorporated into Project
- B** - Mitigated

- C** - Mitigation in Process
- D** - Responsible Agency Contacted

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

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

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 F - Not Applicable

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

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F - Not Applicable

| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | | | | | | |
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Cultural Resources (continued):

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

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F - Not Applicable

| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | A | B | C | D | E | F |
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| Cultural Resources (continued): | | | | | | | | |
| <p>CUL-4 <i>(continued from previous page)</i></p> <p>likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains.</p> <p>Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.</p> <p>Verification comments:</p> | [see previous page] | [see previous page] | | | | | | |

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| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | A | B | C | D | E | F |
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| Hazards and Hazardous Materials | | | | | | | | |
| <p>HAZ-1: Re-designate the existing vacant land proposed for low density residential located northwest of the intersection of East Garland Avenue and North Dearing Avenue and located within Fresno Yosemite International Airport Zone 1-RPZ, to Open Space. Verification comments:</p> | Prior to development approvals | P-D | | | | | | X |
| <p>HAZ-2: Limit the proposed low density residential (1 to 3 dwelling units per acre) located northwest of the airport, and located within Fresno Yosemite International Airport Zone 3-Inner Turning Area, to 2 dwelling units per acre or less. Verification comments:</p> | Prior to development approvals | P-D | | | | | | X |
| <p>HAZ-3: Re-designate the current area within Fresno Yosemite International Airport Zone 5-Sideline located northeast of the airport to Public Facilities-Airport or Open Space. Verification comments:</p> | Prior to development approvals | P-D | | | | | | X |

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 F - Not Applicable

| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | A | B | C | D | E | F |
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| Hazards and Hazardous Materials (continued): | | | | | | | | |
| <p>HAZ-4: Re-designate the current vacant lots at the northeast corner of Kearney Boulevard and South Thorne Avenue to Public Facilities-Airport or Open Space. Verification comments:</p> | Prior to development approvals | P-D | | | | | | X |
| <p>HAZ-5: Prohibit residential uses within Safety Zone 1 northwest of the Hawes Avenue and South Thorne Avenue intersection. Verification comments:</p> | Prior to development approvals | P-D | | | | | | X |
| <p>HAZ-6: Establish an alternative Emergency Operations Center in the event the current Emergency Operations Center is under redevelopment or blocked. Verification comments:</p> | Prior to redevelopment of the current Emergency Operations Center | Fresno Fire Department and Mayor/ City Manager's Office | | | | | | X |

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B - Mitigated

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D - Responsible Agency Contacted

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F - Not Applicable

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

A - Incorporated into Project
 B - Mitigated

C - Mitigation in Process
 D - Responsible Agency Contacted

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

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

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| <p>HYD-5.1 (continued from previous page)</p> <ul style="list-style-type: none"> Update the SDMP in those drainage areas where the amount of imperviousness increased due to the change in land uses to determine the changes in the collection systems that would need to occur to provide adequate capacity for the stormwater runoff from the increased imperviousness. Implement the updated SDMP to provide stormwater collection systems that have sufficient capacity to convey the peak runoff rates from the areas of increased imperviousness. <p>Require developments that increase site imperviousness to install, operate, and maintain FMFCD approved on-site detention systems to reduce the peak runoff rates resulting from the increased imperviousness to the peak runoff rates that will not exceed the capacity of the existing stormwater collection systems.</p> <p>Verification comments:</p> | <p>[see previous page]</p> | <p>[see previous page]</p> | | | | | |
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A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

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

C - Mitigation in Process
 D - Responsible Agency Contacted

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

| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | COMPLIANCE STATUS | | | | | |
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Hydrology and Water Quality (continued):

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

C - Mitigation in Process
 D - Responsible Agency Contacted

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

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

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| <p>HYD-5.4: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan pump disposal systems to less than significant.</p> <ul style="list-style-type: none"> • Consult the SDMP to determine the extent and degree to which the capacity of the existing pump system will be exceeded. • Require new developments to install, operate, and maintain FMFCD design standard on-site detention facilities to reduce peak stormwater runoff rates to existing planned peak runoff rates. • Provide additional pump system capacity to maximum allowed by existing permitting to increase the capacity to match or exceed the peak runoff rates determined by the SDMP. <p>Verification comments:</p> | <p>Prior to exceedance of capacity of existing pump disposal systems</p> | <p>FMFCD, P-D, and PW</p> | | | | X | X | |
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A - Incorporated into Project
 B - Mitigated

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

| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | COMPLIANCE STATUS | | | | | |
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Hydrology and Water Quality (*continued*):

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

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

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 F - Not Applicable

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

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| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | | | | | | |
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Public Services *(continued)*:

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| <p>PS-5: As future detention, court, library, and hospital facilities are planned, the appropriate agencies shall evaluate if specific environmental effects would occur. Typical impacts from court, library, and hospital facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts includes:</p> <ul style="list-style-type: none"> • <i>Noise:</i> Barriers and setbacks placed on school sites. • <i>Traffic:</i> Traffic devices for circulation. • <i>Lighting:</i> Provision of hoods and deflectors on outdoor lighting fixtures. <p>Verification comments:</p> | <p>During the planning process for future detention, court, library, and hospital facilities</p> | <p>P-D, to the extent that agencies constructing these facilities are subject to City of Fresno regulation</p> | <table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">X</td> </tr> </table> | | | | | | | | | | | | | | X |
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Utilities and Service Systems

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| <p>USS-1: The City shall develop and implement a wastewater master plan update.</p> <p>Verification comments:</p> | <p>Prior to wastewater conveyance and treatment demand exceeding capacity</p> | <p>DPU</p> | <table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">X</td> </tr> </table> | | | | | | | | | | | | | | X |
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F - Not Applicable

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

A - Incorporated into Project
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F - Not Applicable

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

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | COMPLIANCE STATUS | | | | | |
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Utilities and Service Systems *(continued)*:

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| <p>USS-5: Prior to exceeding capacity within the existing wastewater collection system facilities, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of a facility until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided.</p> <ul style="list-style-type: none"> Orange Avenue Trunk Sewer: This facility shall be improved between Dakota and Jensen Avenues. Approximately 37,240 feet of new sewer main shall be installed and approximately 5,760 feet of existing sewer main shall be rehabilitated. The size of the new sewer main shall range from 27 inches to 42 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are RS03A, RL02, C01-REP, C02-REP, C03-REP, C04-REP, C05-REP, C06-REL and C07-REP. Marks Avenue Trunk Sewer: This facility shall be improved between Clinton Avenue and Kearney Boulevard. Approximately 12,150 feet of new sewer main shall be installed. The size of the new sewer main shall range from 33 inches to 60 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CM1-REP and CM2-REP. <p style="text-align: right;"><i>(continued on next page)</i></p> | <p>Prior to exceeding capacity within the existing wastewater collection system facilities</p> | <p>DPU</p> | <table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>X</td> </tr> </table> | | | | | | | | | | | | | | | | X |
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| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | A | B | C | D | E | F |
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| Utilities and Service Systems (continued): | | | | | | | | |
| <p>USS-5 (continued from previous page)</p> <ul style="list-style-type: none"> North Avenue Trunk Sewer: This facility shall be improved between Polk and Fruit Avenues and also between Orange and Maple Avenues. Approximately 25,700 feet of new sewer main shall be installed. The size of the new sewer main shall range from 48 inches to 66 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CN1-REL1 and CN3-REL1. Ashlan Avenue Trunk Sewer: This facility shall be improved between Hughes and West Avenues and also between Fruit and Blackstone Avenues. Approximately 9,260 feet of new sewer main shall be installed. The size of the new sewer main shall range from 24 inches to 36 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CA1-REL and CA2-REP. <p>Verification comments:</p> | [see previous page] | [see previous page] | | | | | | |

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

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Utilities and Service Systems (continued):

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

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Utilities and Service Systems *(continued):*

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

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

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Utilities and Service Systems (continued):

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

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| <p>USS-10: In order to maintain Fresno Irrigation District canal operability, FMFCD shall maintain operational intermittent flows during the dry season, within defined channel capacity and downstream capture capabilities, for recharge.</p> <p>Verification comments:</p> | <p>During the dry season</p> | <p>Fresno Irrigation District (FID)</p> | | | | | <p>X</p> | | |
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Utilities and Service Systems - Biological Resources:

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

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Utilities and Service Systems - Biological Resources (continued):

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

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

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| <p>USS-11 (continued from previous three pages)</p> <p>If monitoring reveals that success criteria are not being met, remedial habitat creation or restoration should be designed and implemented by a qualified biologist and subject to five years of monitoring as described above.</p> <p>Or</p> <p>(e) In lieu of developing a mitigation plan that outlines the avoidance, purchase, or creation of wetlands, FMFCD could purchase mitigation credits through a Corps approved Mitigation Bank.</p> <p>Verification comments:</p> | <p>[see Page 41]</p> | <p>[see Page 41]</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>USS-12: When FMFCD proposes to provide drainage service outside in areas that support seasonal wetlands or vernal pools:</p> <p>(a) During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools, FMFCD shall conduct a preliminary rare plant assessment. The assessment will determine the likelihood on whether or not the project site could support rare plants. If it is determined that the project site would not support rare plants, then no further (continued on next page)</p> | <p>During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools</p> | <p>California Department of Fish & Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS)</p> | <table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>X</td> </tr> </table> | | | | | | | | | | | | | | | | | | | | | | | X |
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Utilities and Service Systems - Biological Resources (continued):

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

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

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

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

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

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

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

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

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

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

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| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | | | | | | |
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Utilities and Service Systems / Biological Resources (continued):

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

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

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

Utilities and Service Systems – Recreation / Trails (continued):

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

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

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| MITIGATION MEASURE | WHEN IMPLEMENTED | COMPLIANCE VERIFIED BY | | | | | | |
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Utilities and Service Systems – Air Quality (continued):

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

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

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

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

Utilities and Service Systems – Adequacy of Landfill Capacity:

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

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