

SERVICE AGREEMENT CITY OF FRESNO, CALIFORNIA

THIS AGREEMENT (Agreement) is made and entered into, effective on _____, by and between the CITY OF FRESNO, a California municipal corporation (City), and Crawford & Bowen Planning, Inc. (Service Provider).

RECITALS

WHEREAS, City desires to obtain California Environmental Quality Act (CEQA) professional services for Planning and Development on call CEQA projects (Project); and

WHEREAS, the City has established a pre-qualified list of consultants (Service Provider) for development project applicants (Developer) to choose from; and

WHEREAS, Service Provider is engaged in the business of furnishing such services as a CEQA environmental professional consultant and hereby represents that it desires to and is professionally and legally capable of performing the services called for by this Agreement; and

WHEREAS, Service Provider shall not be compensated by the City, instead the Developer for the Project shall be solely responsible for compensation by the Project's developer; and

WHEREAS, Service Provider acknowledges that this Agreement is subject to the requirements of Fresno Municipal Code Section 4-107; and

WHEREAS, this Agreement will be administered for City by its Planning Development Director (Administrator) or designee.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and of the covenants, conditions, and premises hereinafter contained to be kept and performed by the respective parties, it is mutually agreed as follows:

1. Scope of Services. Service Provider shall perform to the satisfaction of City the services described in **Exhibit A**, including all work incidental to, or necessary to perform, such services even though not specifically described in **Exhibit A**.
2. Term of Agreement and Time for Performance. This Agreement shall be effective from the date first set forth above (Effective Date) and shall continue in full force and effect through October 30, 2028, with the option of two additional one-year extensions, subject to any earlier termination in accordance with this Agreement. The services of Service Provider as described in **Exhibit A** are to commence upon the Effective Date and shall be completed in a sequence assuring expeditious completion, but in any event, all such services shall be completed prior to expiration of this Agreement and in accordance with any performance schedule set forth in **Exhibit A**.
3. Compensation.
 - (a) Service Provider's sole compensation for satisfactory performance of all services required or rendered pursuant to this Agreement and shall not

exceed \$2,000,000 paid on the basis of the rates set forth in the schedule of fees and expenses contained in **Exhibit A**. Such fee includes all expenses incurred by Service Provider in performance of the services and are not for appropriations.

- (b) Detailed statements shall be rendered monthly for services performed in the preceding month and will be payable in the normal course of City business. City shall not be obligated to reimburse any expense for which it has not received a detailed invoice with applicable copies of representative and identifiable receipts or records substantiating such expenses.
- (c) The parties may modify this Agreement to increase or decrease the scope of services or provide for the rendition of services not required by this Agreement, which modification shall include an adjustment to Service Provider's compensation. Any change in the scope of services must be made by written amendment to the Agreement signed by an authorized representative for each party. Service Provider shall not be entitled to any additional compensation if services are performed prior to a signed written amendment.

4. Termination, Remedies, and Force Majeure.

- (a) This Agreement shall terminate without any liability of City to Service Provider upon the earlier of : (i) Service Provider's filing for protection under the federal bankruptcy laws, or any bankruptcy petition or petition for receiver commenced by a third party against Service Provider; (ii) seven calendar days' prior written notice with or without cause by City to Service Provider; (iii) City's non-appropriation of funds sufficient to meet its obligations hereunder during any City fiscal year of this Agreement, or insufficient funding for the Project; or (iv) expiration of this Agreement.
- (b) Immediately upon any termination or expiration of this Agreement, Service Provider shall (i) immediately stop all work hereunder; (ii) immediately cause any and all of its subcontractors to cease work; and (iii) return to City any and all unearned payments and all properties and materials in the possession of Service Provider that are owned by City. Subject to the terms of this Agreement, Service Provider shall be paid compensation for services satisfactorily performed prior to the effective date of termination. Service Provider shall not be paid for any work or services performed or costs incurred which reasonably could have been avoided.
- (c) In the event of termination due to failure of Service Provider to satisfactorily perform in accordance with the terms of this Agreement, City may withhold an amount that would otherwise be payable as an offset to, but not in excess of, City's damages caused by such failure. In no event shall any payment by City pursuant to this Agreement constitute a waiver by City of any breach of this Agreement which may then exist on the part of Service Provider, nor shall such payment impair or prejudice any remedy available to City with respect to the breach.

- (d) Upon any breach of this Agreement by Service Provider, City may (i) exercise any right, remedy (in contract, law or equity), or privilege which may be available to it under applicable laws of the State of California or any other applicable law; (ii) proceed by appropriate court action to enforce the terms of the Agreement; and/or (iii) recover all direct, indirect, consequential, economic and incidental damages for the breach of the Agreement. If it is determined that City improperly terminated this Agreement for default, such termination shall be deemed a termination for convenience.
- (e) Service Provider shall provide City with adequate written assurances of future performance, upon Administrator's request, in the event Service Provider fails to comply with any terms or conditions of this Agreement.
- (f) Service Provider shall be liable for default unless nonperformance is caused by an occurrence beyond the reasonable control of Service Provider and without its fault or negligence such as, acts of God or the public enemy, acts of City in its contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, unusually severe weather, and delays of common carriers. Service Provider shall notify Administrator in writing as soon as it is reasonably possible after the commencement of any excusable delay, setting forth the full particulars in connection therewith, and shall remedy such occurrence with all reasonable dispatch, and shall promptly give written notice to Administrator of the cessation of such occurrence.

5. Confidential Information and Ownership of Documents.

- (a) Any reports, information, or other data prepared or assembled by Service Provider pursuant to this Agreement shall not be made available to any individual or organization by Service Provider without the prior written approval of the Administrator. During the term of this Agreement, and thereafter, Service Provider shall not, without the prior written consent of City, disclose to anyone any Confidential Information. The term Confidential Information for the purposes of this Agreement shall include all proprietary and confidential information of City, including but not limited to business plans, marketing plans, financial information, materials, compilations, documents, instruments, models, source or object codes and other information disclosed or submitted, orally, in writing, or by any other medium or media. All Confidential Information shall be and remain confidential and proprietary in City.
- (b) Any and all writings and documents prepared or provided by Service Provider pursuant to this Agreement are the property of City at the time of preparation and shall be turned over to City upon expiration or termination of the Agreement. Service Provider shall not permit the reproduction or use thereof by any other person except as otherwise expressly provided herein.
- (c) If Service Provider should subcontract all or any portion of the services to be performed under this Agreement, Service Provider shall cause each subcontractor to also comply with the requirements of this Section 5.

(d) This Section 5 shall survive expiration or termination of this Agreement.

6. Level of Skill. It is further mutually understood and agreed by and between the parties hereto that inasmuch as Service Provider represents to City that Service Provider and its subcontractors, if any, are skilled in the profession and shall perform in accordance with the standards of said industry necessary to perform the services agreed to be done by it under this Agreement, City relies upon the skill of Service Provider and its subcontractors, if any, to do and perform such services in a skillful manner and Service Provider agrees to thus perform the services and require the same of any subcontractors. Therefore, any acceptance of such services by City shall not operate as a release of Service Provider or any subcontractors from said industry and professional standards.
7. Indemnification. To the furthest extent allowed by law, Service Provider shall indemnify, hold harmless and defend City and each of its officers, officials, employees, agents, and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage) incurred by City, Service Provider or any other person, and from any and all claims, demands and actions in law or equity (including reasonable attorney's fees, litigation expenses and cost to enforce this agreement), arising or alleged to have arisen directly or indirectly out of performance of this Agreement. Service Provider's obligations under the preceding sentence shall apply regardless of whether City or any of its officers, officials, employees, agents, or volunteers are negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused solely by the gross negligence, or caused by the willful misconduct, of City or any of its officers, officials, employees, agents, or volunteers.

If Service Provider should subcontract all or any portion of the work to be performed under this Agreement, Service Provider shall require each subcontractor to indemnify, hold harmless and defend City and each of its officers, officials, employees, agents, and volunteers in accordance with the terms of the preceding paragraph.

This section shall survive termination or expiration of this Agreement.

8. Insurance.
 - (a) Throughout the life of this Agreement, the Service Provider shall pay for and maintain in full force and effect all insurance as required in **Exhibit B**, which is incorporated into and part of this Agreement, with an insurance company(ies) either (i) admitted by the California Insurance Commissioner to do business in the State of California and rated no less than "A-VII" in the Best's Insurance Rating Guide, or (ii) as may be authorized in writing by the City's Risk Manager or designee at any time and in its sole discretion. The required policies of insurance as stated in **Exhibit B** shall maintain limits of liability of not less than those amounts stated therein. However, the insurance limits available to the City, its officers, officials, employees, agents, and volunteers as additional insureds, shall be the greater of the

minimum limits specified therein or the full limit of any insurance proceeds to the named insured.

- (b) If at any time during the life of the Agreement or any extension, the Service Provider or any of its subcontractors/sub-Service Providers fail to maintain any required insurance, all services and work under this Agreement shall be discontinued immediately, and all payments due, or that become due, to the Service Provider shall be withheld until insurance is in compliance with the requirements. Any failure to maintain the required insurance shall be sufficient cause for the City to terminate this Agreement. No action taken by the City pursuant to this section shall in any way relieve the Service Provider of its responsibilities under this Agreement. The phrase "fail to maintain any required insurance" shall include, without limitation, notification received by the City that an insurer has commenced proceedings, or has had proceedings commenced against it, indicating that the insurer is insolvent.
- (c) The fact that insurance is obtained by the Service Provider shall not be deemed to release or diminish the liability of the Service Provider, including, without limitation, liability under the indemnity provisions of this Agreement. The duty to indemnify the City shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by the Service Provider. Approval or purchase of any insurance contracts or policies shall in no way relieve from liability nor limit the liability of the Service Provider, its principals, officers, agents, employees, persons under the supervision of the Service Provider, vendors, suppliers, invitees, Service Providers, sub-Service Providers, subcontractors, or anyone employed directly or indirectly by any of them.

9. Conflict of Interest and Non-Solicitation.

- (a) Prior to City's execution of this Agreement, Service Provider shall complete a City of Fresno conflict of interest disclosure statement in the form as set forth in Exhibit C. During the term of this Agreement, Service Provider shall have the obligation and duty to immediately notify City in writing of any change to the information provided by Service Provider in such statement.
- (b) Service Provider shall comply, and require its subcontractors to comply, with all applicable (i) professional canons and requirements governing avoidance of impermissible client conflicts; and (ii) federal, state, and local conflict of interest laws and regulations including, without limitation, California Government Code Section 1090 et. seq., the California Political Reform Act (California Government Code Section 87100 et. seq.) and the regulations of the Fair Political Practices Commission concerning disclosure and disqualification (2 California Code of Regulations Section 18700 et. seq.). At any time, upon written request of City, Service Provider shall provide a written opinion of its legal counsel and that of any subcontractor that, after a due diligent inquiry, Service Provider and the respective subcontractor(s) are in full compliance with all laws and regulations. Service

Provider shall take, and require its subcontractors to take, reasonable steps to avoid any appearance of a conflict of interest. Upon discovery of any facts giving rise to the appearance of a conflict of interest, Service Provider shall immediately notify City of these facts in writing.

- (c) Consultant's duties and services under this Agreement shall not include preparing or assisting the City with any portion of the City's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with the City. The City entering this Agreement shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this Project. Consultant's participation in the planning, discussions, or drawing of project plans or specifications shall be limited to conceptual, preliminary, or initial plans or specifications. Consultant shall cooperate with the City to ensure that all bidders for a subsequent contract on any subsequent phase of this Project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by Consultant pursuant to this Agreement.
 - (d) In performing the work or services to be provided hereunder, Service Provider shall not employ or retain the services of any person while such person either is employed by City or is a member of any City council, commission, board, committee, or similar City body. This requirement may be waived in writing by the City Manager, if no actual or potential conflict is involved.
 - (e) Service Provider represents and warrants that it has not paid or agreed to pay any compensation, contingent or otherwise, direct or indirect, to solicit, or procure this Agreement or any rights/benefits hereunder.
 - (f) Service Provider and any of its subcontractors shall have no interest, direct or indirect, in any other contract with a third party in connection with this Project unless such interest is in accordance with all applicable law and fully disclosed to and approved by the City Manager, in advance and in writing. Notwithstanding any approval given by the City Manager under this provision, Service Provider shall remain responsible for complying with Section 9(a), above.
 - (g) If Service Provider should subcontract all or any portion of the work to be performed or services to be provided under this Agreement, Service Provider shall include the provisions of this Section 9 in each subcontract and require its subcontractors to comply therewith.
 - (h) This Section 9 shall survive expiration or termination of this Agreement.
10. Recycling Program. In the event Service Provider maintains an office or operates a facility(ies), or is required herein to maintain or operate same, within the incorporated limits of the City of Fresno, Service Provider at its sole cost and expense shall:

- (a) Immediately establish and maintain a viable and ongoing recycling program, approved by City's Solid Waste Management Division, for each office and facility. Literature describing City recycling programs is available from City's Solid Waste Management Division and by calling City of Fresno Recycling Hotline at (559) 621-1111.
- (b) Immediately contact City's Solid Waste Management Division at (559) 621-1452 and schedule a free waste audit, and cooperate with such Division in their conduct of the audit for each office and facility.
- (c) Cooperate with and demonstrate to the satisfaction of City's Solid Waste Management Division the establishment of the recycling program in paragraph (a) above and the ongoing maintenance thereof.

11. General Terms.

- (a) Except as otherwise provided by law, all notices expressly required of City within the body of this Agreement, and not otherwise specifically provided for, shall be effective only if signed by the Administrator or designee.
- (b) Records of Service Provider's expenses pertaining to the Project shall be kept on a generally recognized accounting basis and shall be available to City or its authorized representatives upon request during regular business hours throughout the life of this Agreement and for a period of three years after final payment or, if longer, for any period required by law. In addition, all books, documents, papers, and records of Service Provider pertaining to the Project shall be available for the purpose of making audits, examinations, excerpts, and transcriptions for the same period of time. If any litigation, claim, negotiations, audit or other action is commenced before the expiration of said time period, all records shall be retained and made available to City until such action is resolved, or until the end of said time period whichever shall later occur. If Service Provider should subcontract all or any portion of the services to be performed under this Agreement, Service Provider shall cause each subcontractor to also comply with the requirements of this paragraph. This Section 11(b) shall survive expiration or termination of this Agreement.
- (c) Prior to execution of this Agreement by City, Service Provider shall have provided evidence to City that Service Provider is licensed to perform the services called for by this Agreement (or that no license is required). If Service Provider should subcontract all or any portion of the work or services to be performed under this Agreement, Service Provider shall require each subcontractor to provide evidence to City that subcontractor is licensed to perform the services called for by this Agreement (or that no license is required) before beginning work.

12. Nondiscrimination. To the extent required by controlling federal, state and local law, Service Provider shall not employ discriminatory practices in the provision of services, employment of personnel, or in any other respect on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability,

medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. Subject to the foregoing and during the performance of this Agreement, Service Provider agrees as follows:

- (a) Service Provider will comply with all applicable laws and regulations providing that no person shall, on the grounds of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity made possible by or resulting from this Agreement.
- (b) Service Provider will not discriminate against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. Service Provider shall ensure that applicants are employed, and the employees are treated during employment, without regard to their race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. Such requirement shall apply to Service Provider's employment practices including, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Service Provider agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provision of this nondiscrimination clause.
- (c) Service Provider will, in all solicitations or advertisements for employees placed by or on behalf of Service Provider in pursuit hereof, state that all qualified applicants will receive consideration for employment without regard to race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era.
- (d) Service Provider will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice advising such labor union or workers' representatives of Service Provider's commitment under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (e) If Service Provider should subcontract all or any portion of the services to be performed under this Agreement, Service Provider shall cause each subcontractor to also comply with the requirements of this Section 12.

13. Independent Contractor.

- (a) In the furnishing of the services provided for herein, Service Provider is acting solely as an independent contractor. Neither Service Provider, nor any of its officers, agents, or employees shall be deemed an officer, agent, employee, joint venturer, partner, or associate of City for any purpose. City shall have no right to control or supervise or direct the manner or method by which Service Provider shall perform its work and functions. However, City shall retain the right to administer this Agreement so as to verify that Service Provider is performing its obligations in accordance with the terms and conditions thereof.
- (b) This Agreement does not evidence a partnership or joint venture between Service Provider and City. Service Provider shall have no authority to bind City absent City's express written consent. Except to the extent otherwise provided in this Agreement, Service Provider shall bear its own costs and expenses in pursuit thereof.
- (c) Because of its status as an independent contractor, Service Provider and its officers, agents, and employees shall have absolutely no right to employment rights and benefits available to City employees. Service Provider shall be solely liable and responsible for all payroll and tax withholding and for providing to, or on behalf of, its employees all employee benefits including, without limitation, health, welfare and retirement benefits. In addition, together with its other obligations under this Agreement, Service Provider shall be solely responsible, indemnify, defend and save City harmless from all matters relating to employment and tax withholding for and payment of Service Provider's employees, including, without limitation, (i) compliance with Social Security and unemployment insurance withholding, payment of workers compensation benefits, and all other laws and regulations governing matters of employee withholding, taxes and payment; and (ii) any claim of right or interest in City employment benefits, entitlements, programs and/or funds offered employees of City whether arising by reason of any common law, de facto, leased, or co- employee rights or other theory. It is acknowledged that during the term of this Agreement, Service Provider may be providing services to others unrelated to City or to this Agreement.

14. Notices. Any notice required or intended to be given to either party under the terms of this Agreement shall be in writing and shall be deemed to be duly given if delivered personally, transmitted by facsimile followed by telephone confirmation of receipt, or sent by United States registered or certified mail, with postage prepaid, return receipt requested, addressed to the party to which notice is to be given at the party's address set forth on the signature page of this Agreement or at such other address as the parties may from time to time designate by written notice. Notices served by United States mail in the manner above described shall be deemed sufficiently served or given at the time of the mailing thereof.

15. Binding. Subject to Section 16, below, once this Agreement is signed by all parties, it shall be binding upon, and shall inure to the benefit of, all parties, and each parties' respective heirs, successors, assigns, transferees, agents, servants, employees and representatives.
16. Assignment.
 - (a) This Agreement is personal to Service Provider and there shall be no assignment by Service Provider of its rights or obligations under this Agreement without the prior written approval of the City Manager or designee. Any attempted assignment by Service Provider, its successors or assigns, shall be null and void unless approved in writing by the City Manager or designee.
 - (b) Service Provider hereby agrees not to assign the payment of any monies due Service Provider from City under the terms of this Agreement to any other individual(s), corporation(s) or entity(ies). City retains the right to pay any and all monies due Service Provider directly to Service Provider.
17. Compliance With Law. In providing the services required under this Agreement, Service Provider shall at all times comply with all applicable laws of the United States, the State of California and City, and with all applicable regulations promulgated by federal, state, regional, or local administrative and regulatory agencies, now in force and as they may be enacted, issued, or amended during the term of this Agreement.
18. Waiver. The waiver by either party of a breach by the other of any provision of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of either the same or a different provision of this Agreement. No provisions of this Agreement may be waived unless in writing and signed by all parties to this Agreement. Waiver of any one provision herein shall not be deemed to be a waiver of any other provision herein.
19. Governing Law and Venue. This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of California, excluding, however, any conflict of laws rule which would apply the law of another jurisdiction. Venue for purposes of the filing of any action regarding the enforcement or interpretation of this Agreement and any rights and duties hereunder shall be Fresno County, California.
20. Headings. The section headings in this Agreement are for convenience and reference only and shall not be construed or held in any way to explain, modify or add to the interpretation or meaning of the provisions of this Agreement.
21. Severability. The provisions of this Agreement are severable. The invalidity, or unenforceability of any one provision in this Agreement shall not affect the other provisions.
22. Interpretation. The parties acknowledge that this Agreement in its final form is the result of the combined efforts of the parties and that, should any provision of this Agreement be found to be ambiguous in any way, such ambiguity shall not be

resolved by construing this Agreement in favor of or against either party, but rather by construing the terms in accordance with their generally accepted meaning.

23. Attorney's Fees. If either party is required to commence any proceeding or legal action to enforce or interpret any term, covenant or condition of this Agreement, the prevailing party in such proceeding or action shall be entitled to recover from the other party its reasonable attorney's fees and legal expenses.
24. Exhibits. Each exhibit and attachment referenced in this Agreement is, by the reference, incorporated into and made a part of this Agreement.
25. Precedence of Documents. In the event of any conflict between the body of this Agreement and any exhibit or attachment hereto, the terms and conditions of the body of this Agreement shall control and take precedence over the terms and conditions expressed within the exhibit or attachment. Furthermore, any terms or conditions contained within any exhibit or attachment hereto which purport to modify the allocation of risk between the parties, provided for within the body of this Agreement, shall be null and void.
26. Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.
27. No Third Party Beneficiaries. The rights, interests, duties, and obligations defined within this Agreement are intended for the specific parties hereto as identified in the preamble of this Agreement. Notwithstanding anything stated to the contrary in this Agreement, it is not intended that any rights or interests in this Agreement benefit or flow to the interest of any third parties.
28. Extent of Agreement. Each party acknowledges that they have read and fully understand the contents of this Agreement. This Agreement represents the entire and integrated agreement between the parties with respect to the subject matter hereof and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be modified only by written instrument duly authorized and executed by both City and Service Provider.
29. The City Manager, or designee, is hereby authorized and directed to execute and implement this Agreement. The previous sentence is not intended to delegate any authority to the City Manager to administer the Agreement, any delegation of authority must be expressly included in the Agreement.

[SIGNATURES FOLLOW ON THE NEXT PAGE.]

IN WITNESS WHEREOF, the parties have executed this Agreement at Fresno, California, the day and year first above written.

IN WITNESS WHEREOF, the parties have executed this Agreement at Fresno, California, on the day and year first above written.

CITY OF FRESNO,
A California municipal corporation

By: _____
Georgeanne A. White Date
City Manager

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Kristi Costa 10/6/2025
Kristi Costa Date
Supervising Deputy City Attorney

ATTEST:
TODD STERMER, CMC
City Clerk

By: _____
Deputy Date

Addresses:
CITY:
City of Fresno
Attention: David Densley
Projects Administrator
2600 Fresno Street, 3rd Floor
Fresno, CA 93721
Phone: (559) 621-8473
E-mail: David.Densley@fresno.gov

Attachments:

1. Exhibit A - Scope of Services
2. Exhibit B - Insurance Requirements
3. Exhibit C - Conflict of Interest Disclosure Form
4. Exhibit D – Standards of Performance

Crawford and Bowen Planning, Inc.

Signed by:
By: Travis Crawford 10/6/2025
E1EA26FD98DA451...

Name: Travis Crawford

Title: President
(If corporation or LLC., Board Chair,
President or Vice President)
DocuSigned by:

By: _____
Emily Bowen 10/6/2025
25816B29B0234A6...

Name: Emily Bowen

Title: CFO
(If corporation or LLC., CFO, Treasurer,
Secretary or Assistant Secretary)

REVIEWED BY:

SERVICE PROVIDER:
Crawford and Bowen Planning, Inc.
Attention: Travis Crawford
Principal Planner
113 N. Church Street, Suite 310
Visalia, CA, 93291
Phone: 559-840-4414
E-mail: Travis@candbplanning.com

EXHIBIT A

SCOPE OF SERVICES

**Service Agreement between City of Fresno
and Crawford and Bowen Planning, Inc.**

ON-CALL ENVIRONMENTAL SERVICES PURSUANT TO CEQA

See attached.

Schedule of Fees:

See attached.

EXHIBIT B

INSURANCE REQUIREMENTS

Service Agreement between City of Fresno (City) and Crawford and Bowen Planning, Inc. (Service Provider) ON-CALL ENVIRONMENTAL SERVICES PURSUANT TO CEQA

MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

1. The most current version of Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01, providing liability coverage arising out of your business operations. The Commercial General Liability policy shall be written on an occurrence form and shall provide coverage for "bodily injury," "property damage" and "personal and advertising injury" with coverage for premises and operations (including the use of owned and non-owned equipment), products and completed operations, and contractual liability (including, without limitation, indemnity obligations under the Agreement) with limits of liability not less than those set forth under "Minimum Limits of Insurance."
2. The most current version of Commercial Auto Coverage Form CA 00 01, providing liability coverage arising out of the ownership, maintenance or use of automobiles in the course of your business operations. The Automobile Policy shall be written on an occurrence form and shall provide coverage for all owned, hired, and non-owned automobiles or other licensed vehicles (Code 1- Any Auto).
3. Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.
4. Professional Liability (Errors and Omissions) insurance appropriate to Consultant's profession.

MINIMUM LIMITS OF INSURANCE

The Consultant, or any party the Consultant subcontracts with, shall maintain limits of liability of not less than those set forth below. However, insurance limits available to the City, its officers, officials, employees, agents, and volunteers as additional insureds, shall be the greater of the minimum limits specified herein or the full limit of any insurance proceeds available to the named insured:

1. **COMMERCIAL GENERAL LIABILITY:**
 - (i) \$1,000,000 per occurrence for bodily injury and property damage;
 - (ii) \$1,000,000 per occurrence for personal and advertising injury;
 - (iii) \$2,000,000 aggregate for products and completed operations; and,
 - (iv) \$2,000,000 general aggregate applying separately to the work performed under the Agreement.
2. **COMMERCIAL AUTOMOBILE LIABILITY:**

\$1,000,000 per accident for bodily injury and property damage.
3. **WORKERS' COMPENSATION INSURANCE** as required by the State of California with statutory limits.

4. EMPLOYER'S LIABILITY:

- (i) \$1,000,000 each accident for bodily injury;
- (ii) \$1,000,000 disease each employee; and,
- (iii) \$1,000,000 disease policy limit.

5. PROFESSIONAL LIABILITY (Errors and Omissions):

- (i) \$1,000,000 per claim/occurrence; and,
- (ii) \$2,000,000 policy aggregate.

UMBRELLA OR EXCESS INSURANCE

In the event the Consultant purchases an Umbrella or Excess insurance policy(ies) to meet the "Minimum Limits of Insurance," this insurance policy(ies) shall "follow form" and afford no less coverage than the primary insurance policy(ies). In addition, such Umbrella or Excess insurance policy(ies) shall also apply on a primary and non-contributory basis for the benefit of the City, its officers, officials, employees, agents, and volunteers.

DEDUCTIBLES AND SELF-INSURED RETENTIONS

The Consultant shall be responsible for payment of any deductibles contained in any insurance policy(ies) required herein and the Consultant shall also be responsible for payment of any self-insured retentions.

OTHER INSURANCE PROVISIONS/ENDORSEMENTS

The General Liability and Automobile Liability insurance policies are to contain, or be endorsed to contain, the following provisions:

1. The City, its officers, officials, employees, agents, and volunteers are to be covered as additional insureds. Consultant shall establish additional insured status for the City under the General Liability policy for all ongoing and completed operations by use of endorsements providing additional insured status as broad as that contained in ISO Form CG 20 10 11 85 or CG 20 10 04 13.
2. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees, agents, and volunteers. Any available insurance proceeds in excess of the specified minimum limits and coverage shall be available to the Additional Insured.
3. Consultant's insurance coverage shall be primary insurance with respect to the City, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents, and volunteers shall be excess of the Consultant's insurance and shall not contribute with it. The Consultant shall establish primary and non-contributory status on the General Liability policy by use of ISO Form CG 20 01 04 13, or by an executed endorsement that provides primary and non-contributory status as broad as that contained in ISO Form CG 20 01 04 13.
4. All policies of insurance shall contain, or be endorsed to contain, the following provision: the Consultant and its insurer shall waive any right of subrogation against the City, its officers, officials, employees, agents, and volunteers.

5. All policies of insurance required herein shall be endorsed to provide that the coverage shall not be cancelled, non-renewed, reduced in coverage or in limits except after 30 calendar days written notice by certified mail, return receipt requested, has been given to the City. The Consultant is also responsible for providing written notice to the City under the same terms and conditions. Upon issuance by the insurer, broker, or agent, of a notice of cancellation, non-renewal, or reduction in coverage or in limits, the Consultant shall furnish the City with a new certificate and applicable endorsements for such policy(ies). In the event any policy is due to expire during the work to be performed for the City, the Consultant shall provide a new certificate, and applicable endorsements, evidencing renewal of such policy not less than 15 calendar days prior to the expiration date of the expiring policy.

6. Should any of the required policies provide that the defense costs are paid within the Limits of Liability, thereby reducing the available limits by any defense costs, then the requirement for the Limits of Liability of these policies will be twice the above stated limits.

7. The fact that insurance is obtained by the Consultant shall not be deemed to release or diminish the liability of the Consultant, including, without limitation, liability under the indemnity provisions of this Agreement. The policy limits do not act as a limitation upon the amount of indemnification to be provided by the Consultant. Approval or purchase of any insurance contracts or policies shall in no way relieve from liability nor limit the liability of the Consultant, its principals, officers, agents, employees, persons under the supervision of the Consultant, vendors, suppliers, invitees, consultants, sub-consultants, subcontractors, or anyone employed directly or indirectly by any of them.

CLAIMS-MADE POLICIES

If the Professional Liability (Errors and Omissions) insurance policy is written on a claims-made form:

1. The retroactive date must be shown, and must be before the effective date of the Agreement or the commencement of work by the Consultant.

2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement work or termination of the Agreement, whichever occurs first, or, in the alternative, the policy shall be endorsed to provide not less than a five-year discovery period.

3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the effective date of the Agreement or the commencement of work by the Consultant, the Consultant must purchase "extended reporting" coverage for a minimum of five (5) years completion of the Agreement work or termination of the Agreement, whichever occurs first.

4. A copy of the claims reporting requirements must be submitted to the City for review.

5. These requirements shall survive expiration or termination of the Agreement.

VERIFICATION OF COVERAGE

the Consultant shall furnish City with all certificate(s) and applicable endorsements effecting coverage required hereunder. All certificates and applicable endorsements are

to be received and approved by the City's Risk Manager or designee prior to City's execution of the Agreement and before work commences. All non-ISO endorsements amending policy coverage shall be executed by a licensed and authorized agent or broker. Upon request of City, the Consultant shall immediately furnish City with a complete copy of any insurance policy required under this Agreement, including all endorsements, with said copy certified by the underwriter to be a true and correct copy of the original policy. This requirement shall survive expiration or termination of this Agreement.

SUBCONTRACTORS

If the Consultant subcontracts any or all of the services to be performed under this Agreement, the Consultant shall require, at the discretion of the City Risk Manager or designee, subcontractor(s) to enter into a separate side agreement with the City to provide required indemnification and insurance protection. Any required side agreement(s) and associated insurance documents for the subcontractor must be reviewed and preapproved by City Risk Manager or designee. If no side agreement is required, the Consultant shall require and verify that subcontractors maintain insurance meeting all the requirements stated herein and the Consultant shall ensure that City, its officers, officials, employees, agents, and volunteers are additional insureds. The subcontractors' certificates and endorsements shall be on file with the Consultant, and City, prior to commencement of any work by the subcontractor.

EXHIBIT C
DISCLOSURE OF CONFLICT OF INTEREST
ON-CALL ENVIRONMENTAL SERVICES PURSUANT TO CEQA

		YES*	NO
1	Are you currently in litigation with the City of Fresno or any of its agents?	☐	☒
2	Do you represent any firm, organization, or person who is in litigation with the City of Fresno?	☐	☒
3	Do you currently represent or perform work for any clients who do business with the City of Fresno?	☒	☐
4	Are you or any of your principals, managers, or professionals, owners or investors in a business which does business with the City of Fresno, or in a business which is in litigation with the City of Fresno?	☐	☒
5	Are you or any of your principals, managers, or professionals, related by blood or marriage to any City of Fresno employee who has any significant role in the subject matter of this service?	☐	☒
6	Do you or any of your subcontractors have, or expect to have, any interest, direct or indirect, in any other contract in connection with this Project?	☐	☒
* If the answer to any question is yes, please explain in full below.			

Explanation: We prepare CEQA documents for
 developers in the City via the 3-way agreement

☐ Additional page(s) attached.

Signed by: Travis Crawford
E1EA26FD98DA451...
 Signature

10/6/2025
 Date

Travis Crawford
 Name

Crawford & Bowen Planning, Inc.
 Company

113 N. Church St., Suite 310
 Address

Visalia, CA 93291
 City, State, Zip

EXHIBIT D

Service Agreement between City of Fresno and Crawford and Bowen Planning, Inc. ON-CALL CEQA SERVICES - STANDARDS OF PERFORMANCE

This exhibit outlines the general expectations for participation in the On-Call CEQA list for the Planning and Development Department.

City Direction and Consultation

All work performed will be done under the general direction of the City's Planning and Development Department, including Assistant Directors, Planning Managers, and other assigned staff. The Consultant shall not alter any project documents, including reports and environmental studies, without written approval from the City. Any necessary changes will be communicated through official channels (e.g., email).

Subcontractor Management

If subcontractors are required, City staff must be notified and approve in writing. The Developer is not authorized to contract directly with any subcontractors under this agreement. Furthermore, any subcontractors engaged by your firm must adhere to the confidentiality and ownership requirements outlined within this agreement.

Communication Protocol

The City retains final authority over the scope of work and environmental documentation, as advised by the City Attorney's Office. Consultants may communicate directly with the project sponsor as necessary strictly for the purpose of contract negotiation and management. Through the Department's CEQA coordinator, consultants may communicate with the project sponsor for the purpose of preparing the project description/draft Scope of Work and formulating mitigation measures and alternatives. Communication regarding project details or public presentations will include the CEQA coordinator.

Confidential Information and Ownership

All materials, documents, and data generated under this agreement are considered confidential and remain the property of the City. Consultants may not share these materials with third parties without prior written consent from the City. This includes all proprietary information, including materials and communications disclosed or submitted during the course of work. Consultants must provide all deliverables to the Department only, and only the Department can distribute copies of the work product to a project sponsor.

Standards of Performance

The City reserves the right to take appropriate action in cases of non-performance. Failure to meet the standards of performance may warrant your firm's removal from the On-Call list. Examples of non-performance include, but are not limited to:

1. Consistency and Accuracy of Project Descriptions- Documents must have a consistent project description across all sections, technical reports, and/or studies.
2. Determination of Appropriate Level of CEQA Documentation- City of Fresno planning staff shall determine the appropriate CEQA clearance document for all projects. This includes a determination of whether an action is discretionary/ subject to CEQA, review of project's applicability for exemption, and/or preparation of an Initial Study or EIR.
3. Substantive Errors and Incomplete Analysis- Documents containing substantive errors, incomprehensible, or conclusory analyses, or those below City standards are unacceptable.
4. Missing Technical Reports or Studies- Sections submitted without the required technical reports/studies will not be accepted.
5. Report Organization- The information within the environmental documents, including Environmental Impact Reports, shall be submitted in a logical and orderly manner. The information must be presented in a commonly accepted format that is readily understood by both the public and public agencies.
6. Failure to Address Staff Comments in Resubmissions- When resubmitting documents, consultants must respond fully to all staff and City Attorney Office comments.
7. Failure to Meet Agreed Timelines, Activities, or Deliverables- Exceeding or deviating from the agreed-upon activities, timelines, or deliverables outlined in the project's scope of work without prior approval is unacceptable.
8. Legal Defensibility of Environmental Documents- Environmental documents must be legally defensible, as determined by the City Attorney's Office. Failure to produce legally sound documents may result in removal from the on-call list.
9. Inadequate Analysis- Reports should not simply cut and paste content from technical reports without providing meaningful analysis, interpretation, and logical flow.
10. Failure to Coordinate with Relevant Agencies- Consultants must follow up with and coordinate with City staff and relevant public agencies when clarification is needed for environmental reviews.
11. Inadequate Consistency Analysis- A response to a consistency analysis must include comprehensive discussions, providing a clear rationale for why a project would or would not conflict with policies. Simply restating the project description is insufficient.

12. Insufficient Detail on Regulatory Compliance- Documents should not merely restate regulatory measures without adding meaningful clarification or details regarding regulatory compliance.
13. Objectivity in Consultant Prepared Materials- Consultants shall remain neutral and provide only objective, unbiased materials and services to the Department.
14. Failure to Follow State CEQA Guidelines- Failure to comply with State CEQA Guidelines and State CEQA clearinghouse requirements for the requested service will be considered a violation of performance standards.
15. Timely Communication- Consultants shall respond to requests from the City within ten (10) business days. Failure to respond within (10) business days may lead to removal from the On-Call list. Similarly, the City will respond to inquiries and provide reviews within ten (10) business days, unless otherwise communicated.

**City of Fresno On-
Call Environmental
Services**

Bid File #12501022

Statement of Qualifications

Crawford  Bowen
PLANNING, INC.

November 29, 2024



November 29, 2024

Nadia Salinas
City of Fresno

Re: Bid File #12501022, Crawford & Bowen Planning, Inc. SOQ On-Call Environmental Services Pursuant to CEQA

Dear Ms. Salinas,

Thank you for the opportunity to submit our Statement of Qualifications for the City's On-Call Environmental Services. It is our sincere intention to provide you with the best possible environmental compliance services while spending the least amount of the City's limited resources. We hope that our past experience with providing on-call services to other cities, our demonstrated CEQA capabilities and our recent City of Fresno CEQA experience will instill the type of confidence you need to have while selecting an environmental consultant.

Crawford & Bowen Planning delivers an environmental compliance strategy that is both economically and environmentally sound. Our comprehensive approach to project analysis is based on integration of strategic planning, early identification of issues, constant communication and creative problem solving. We are hopeful that we bring a high level of comfort to the City because we are familiar with your staff, your procedures and templates, and we understand some of the planning/environmental history of the City. Finally, because we are a small, efficient company, Crawford & Bowen Planning, Inc. is able to provide the City with an extremely cost effective method of achieving environmental compliance.

Attached hereto is our Statement of Qualifications and we are hopeful that it provides you with the information you need. If you have any questions or comments, please contact Travis Crawford at (559) 840-4414 ext. 2 or travis@candbplanning.com. Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink, appearing to read "Travis Crawford".

Travis L. Crawford, AICP
Principal Planner

A handwritten signature in blue ink, appearing to read "Emily Bowen".

Emily Bowen, LEED AP
Principal Planner

Crawford & Bowen Planning, Inc.

Crawford & Bowen Planning, Inc. was established in early 2014 and is based in Visalia, California. This Statement of Qualifications consists of the following:

Firm / Team Overview.....2

Team Member Summary.....4

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Summary of Qualifications.....14

Rate Sheet and Legal Documents.....16

Appendix A – Work Samples

Appendix B - Resumes

Contact Information

113 North Church Street, Suite 310
Visalia, California 93291
Phone: 559.840.4414
www.candbplanning.com



“I have worked with both Travis and Emily for several years. They have been incredibly thorough and responsive when dealing with complex environmental issues. I know I can trust the work product that comes from them.”

Brad Dunlap, AICP. *City of Porterville,
Community Development Director, Retired*

Key Services

- CEQA/NEPA
- Regulatory Processing
- Farmland Conversion Studies
- Caltrans Environmental Processing

Our Principals

- 30+ years combined experience
- AICP Certification
- LEED AP
- Relationships with Public Agencies

Crawford & Bowen Planning, Inc.

Firm / Team Overview

Crawford & Bowen Planning, Inc. was formed to satisfy a need in the Central Valley and surrounding areas for specialized environmental planning services. Our mission is to provide excellent environmental consulting at the most efficient level, while maintaining the highest standards for quality and legal compliance.

Our firm specializes in CEQA/NEPA documentation, farmland conversion studies, regulatory compliance, State Water Board environmental compliance and Caltrans environmental processing. To supplement our services, we have long-standing relationships with specialized firms who provide biological, traffic, cultural, water and noise consulting services. These individual services can be provided on an as-needed basis under the management and oversight of Crawford & Bowen. This provides our clients with a full service environmental team.

Having come from two of the largest planning firms in the Central Valley, the principals of Crawford & Bowen have prepared a wide variety of environmental documents over the last 22 years. Our experience includes providing environmental compliance for colleges, K-12 schools, bridge replacements, road improvements, wastewater treatment plant expansions, large-scale residential and commercial developments, industrial parks, water infrastructure projects, water transfer projects, policy and planning documents, and a host of other project types.

What makes us different is that we are the only specialized environmental planning firm in the area. In addition, we are able to provide efficiencies that some of the larger CEQA/engineering/surveying firms are not able to offer, as we are not overburdened with corporate meetings, staff management, marketing, etc. As such, our clients don't pay steep overhead prices, yet they still receive principal-level work product.

Because environmental planning is all we do, we are able to provide our clients with focused expertise and cutting-edge work projects. Our firm is constantly working to stay up to date with the most recent regulatory and legal updates and since we've been working in the area for over a decade, we have established excellent working relationships with most local jurisdictions and regulatory agencies.

Crawford & Bowen Planning, Inc. will be primary authors and strategists on documents and will enlist the assistance of subconsultants as necessary. We will be responsible for managing the Project Team and will be the single point of contact for the City.

Travis L. Crawford, AICP, Principal Environmental Planner

Mr. Crawford is a tested environmental planner who specializes in obtaining environmental compliance for public works projects, residential/commercial development projects, policy documents, college/school districts, Caltrans projects, and many other types of projects. He has particular expertise and experience in working on controversial projects and is adept at public presentations and hearings. Mr. Crawford brings a keen legal eye and is a trusted resource to cities, counties, school districts and developers throughout the Central Valley. His diverse project experience has involved him in most every type of project spanning up and down the State of California. He has worked with dozens of lead agencies and jurisdictions providing sound environmental compliance strategies. Prior to co-founding Crawford & Bowen Planning, Inc. in March 2014, Mr. Crawford served a Principal Environmental Planner and Planning Department Manager for Quad Knopf (2002 – 2014). His full résumé is included in the Appendix to this SOQ.

Education

- San Diego State University, B.A., English
- University of San Diego, Graduate Paralegal Certificate – Environmental Law

Certifications / Memberships

- American Institute of Certified Planners (AICP), No. 025073
- Assoc. of Environmental Planners (AEP)
- American Planning Assoc. (APA)

Emily Bowen, LEED AP, Principal Environmental Planner

Ms. Bowen is an experienced environmental planner who assists Lead Agencies and developers in attaining environmental compliance pursuant to CEQA and NEPA. She will assist in preparation of the City's environmental documents. She has worked with several cities and counties throughout the California Central Valley, along with many Federal Lead Agencies, including the U.S. Bureau of Reclamation, the U.S. Department of Agriculture, the U.S. Environmental Protection Agency, and the U.S. Department of Energy. She has extensive knowledge in preparing documents for a multitude of project types, including industrial processing plants, dairies and other animal confinement facilities, solar energy generation facilities, and water transfers and related infrastructure between irrigation and water districts. She enjoys people and is a natural at building relationships within local public agencies as well as state regulatory agencies. Prior to co-founding Crawford & Bowen Planning, Inc. in March 2014, Ms. Bowen was a senior environmental planner for Provost & Pritchard Consulting Group (2008 – 2014) and Quad Knopf (2006 – 2008). Her full résumé is included in the Appendix to this SOQ.

Education

- CSU, Fresno, B.S., Biology
- UC Davis, Graduate Certificate – Green Building and Sustainable Design

Certifications / Memberships

- LEED Accredited Professional, New Construction, U.S. Green Building Council
- Air Quality Mgmt. Certificate, SJVAPCD
- Certified Green Building Professional
- Assoc. of Environmental Planners (AEP)

Crawford & Bowen will:

- Prepare CEQA, NEPA & CEQA-Plus documentation
- Coordinate with City staff / maintain availability during regular business hours
- Prepare notices in accordance with CEQA/NEPA
- Maintain administrative record
- Provide weekly updates to the City
- Attend/Present at Planning Commission and/or City Council meetings

Team Member Summary

Our firm consists of principal planners Travis Crawford, AICP and Emily Bowen, LEED AP (Please refer to our full resumès attached hereto), along with additional contract planners we bring on board as necessary to meet the needs and demands of our clients. These individuals work under the direct supervision (as well as insurance umbrella) of Crawford & Bowen and all their work is carefully reviewed by our principals.

To supplement our environmental planning services, Crawford & Bowen Planning, Inc. has teamed with highly qualified local firms to provide the full spectrum of technical services to the City of Fresno. Brief descriptions of the firms and their personnel are included later in this SOQ.

- **Ruettgers & Schuler Civil Engineers** – Traffic Analysis
- **Colibri Ecological Consulting** – Biological Services
- **Johnson, Johnson & Miller Air Quality Consulting Services** – AQ/GHG/HRA
- **WJV Acoustics** – Noise Services
- **Hudlow Cultural Resource Associates** – Cultural/Historical Services

Traffic Analysis

Ruettgers & Schuler Civil Engineers (R&S CE), established in 1980, is a consulting civil engineering firm specializing in traffic impact and transportation studies, transportation and public works facilities design, grade separation projects and right-of-way engineering. The majority of projects we have undertaken involve working directly with public agencies including special districts, cities, counties and the State of California, through their public works or transportation offices.

R&S CE has significant experience in the preparation of traffic and transportation studies. The types of studies include traffic impact studies for environmental documents relating to CEQA and NEPA for master planned communities, residential housing developments, commercial, industrial, manufacturing, warehouse, energy projects including petroleum/solar/wind, and public works transportation facilities planning. In our 40 years R&S CE has conducted more

than 1,000 traffic and transportation studies in the Counties of Kern, Fresno, Kings, Tulare, Los Angeles, Riverside, San Bernardino, Inyo, Madera, Merced and San Luis Obispo.

Additionally R&S CE has extensive experience in the design of Public Works projects, which include street and highway design, traffic signal and lighting design, drainage studies, planning, feasibility studies, utility investigation services, and right-of-way engineering. In addition to design work R&S CE specializes in right-of-way engineering, acquisition and relocation work for public agencies and private companies.

- Traffic impact studies, counts and mitigation analysis
- Roadway design
- Infrastructure analysis

Key Personnel: Ian Parks, PE. As Project Manager/Senior Engineer, Mr. Parks is responsible for overseeing the preparation of transportation, traffic impact and traffic signal corridor studies, and design oversight for a variety of roadway improvement projects, traffic signal systems, site and drainage improvements. He is also responsible for oversight on utility investigations and relocation efforts, preparation of right-of-way mapping, construction inspection on road improvements and building removal projects. He has been with Ruetters & Schuler Civil Engineers since 1994, becoming a partner in 2004.

Biological Resources

Colibri Ecological Consulting provides professional ecological consulting services through all project phases, from conception and planning to implementation and monitoring. Their mission is to help clients carry out successful projects by providing sound scientific information and analysis to address natural resource challenges. The firm employs several experienced and well qualified biologists who are trained and certified to handle any biological issues that may arise. Colibri provides a range of services, including:

- Biological surveys, analyses and reports
- Wetland delineations
- Environmental permitting and compliance
- Environmental training and compliance monitoring

Key Personnel: Jeff Davis, Biologist. Jeff is an ecologist with more than 30 years of professional experience who specializes in the identification, ecological requirements and regulatory protection of the flora and fauna of California. He will be the point of contact for the firm and will assign tasks to other Colibri biologists, depending on the circumstances and needs of a project.

Air Quality, Greenhouse Gases, & Health Risk Assessments

Johnson Johnson and Miller (JJM) Air Quality Consulting Services is a partnership between three environmental professionals with expertise in performing various air quality and greenhouse gas analyses to support California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) environmental documents. JJM is equipped to provide technically and legally defensible air quality and greenhouse gas analyses for residential, commercial, mixed-use, and industrial projects across California. The team at JJM is skilled in using CalEEMod, AERMOD, EMFAC, Sacramento Road Model, and BAAQMD screening tools to estimate emissions and related impacts. JJM also specializes in providing accessory air quality analyses to meet the compliance requirements of San Joaquin Valley Air Pollution Control District (SJVAPCD) Rules 9510 and 8021.

- Air quality permitting
- Air quality impact analysis
- Air quality compliance auditing
- Air toxics identification and reporting
- Greenhouse gas analysis
- Health risk assessments

Key Personnel: Kimber Johnson. Kimber is an Air Quality and Dispersion Modeling Specialist with ten years of experience in modeling and the preparation of associated CEQA documentation for land use development projects. Kimber has performed air quality/GHG analyses and health risk assessments to support CEQA documents using a wide range of models and has extensive knowledge of various quantification methods. Kimber also prepares other air quality compliance documentation, including Indirect Source Reviews (ISRs) for San Joaquin Valley Air Pollution Control District's Rule 9510, greenhouse gas (GHG) emission inventories, and dust control plans. Kimber has a thorough understanding of the air quality and GHG emission regulatory requirements of numerous air districts throughout California, with extensive knowledge of San Joaquin Valley regulations.

Noise-Related Services

WJV Acoustics, formerly Brown-Buntin Associates, is a full-service acoustical consulting firm which specializes in the measurement, modeling and evaluation of environmental and transportation noise. WJV utilizes state-of-the-art sound measurement and analysis equipment, coupled with computer data management and modeling capabilities. Services include:

- Environmental noise assessments
- General Plan Noise Elements
- Preparation of noise exposure maps
- Noise mitigation design

Key Personnel: Walter J. Van Groningen, President. Walter has been preparing noise-related technical services since 2005. He is experienced in working with a wide range of projects, including Caltrans compliance documents.

Cultural Resources

Hudlow Cultural Resources Associates (HCRA) began conducting cultural resource management work in November 1995. HCRA has worked for a variety of public and private clients, including municipal and county governments. The firm has almost 30 years experience conducting cultural resource, archaeological and architectural surveys and evaluation, including years of experience working in the southern San Joaquin Valley.

- Cultural / historical / archaeological studies
- Cultural resource surveys
- Native American consultations
- Caltrans compliance
- CEQA support
- Development of mitigation measures

Key Personnel: Scott Hudlow

References

We are currently on-call environmental planners to several local cities and one County, but much of our experience comes from working for the private development sector. Our principals have prepared hundreds of environmental documents over the past 20 years for a variety of projects. We have provided three references as follows:

- **City of Tehachapi – On-call Environmental Planning.** Crawford & Bowen provides environmental consulting services on an as-needed basis to the City of Tehachapi. Our duties include providing CEQA consulting services and preparation of CEQA documents and related technical studies for a variety of development projects. Travis Crawford serves as the Project Manager.
 - Jay Schlosser, PE, Development Services Director
City of Tehachapi
(661) 822-2200 ext. 115
jschlosser@tehachapicityhall.com
- **City of Sanger – General Plan Update EIR.** Crawford & Bowen prepared an EIR for the City's General Plan Update. The EIR included technical studies for traffic and noise and included a comprehensive update. Travis Crawford served as the Project Manager.
 - David Brletic, Community Development Director
City of Sanger
(559) 876-6300, ext. 1520
David.brletic@ci.sanger.ca.us

- **City of Porterville – On-call Environmental Planning**. Crawford & Bowen is currently serving as on-call environmental planners for the City of Porterville. Since 2014, our firm has prepared numerous CEQA documents and technical studies for the City for residential, commercial and infrastructure projects. Emily Bowen serves as the Project Manager.
 - Claudia Calderon, Community Development Director
City of Porterville
(559) 782-7460
ccalderon@ci.porterville.ca.us

The following are references for the Crawford & Bowen Team:

Ruettgers & Schuler Civil Engineers – Traffic Analysis

- **City of Bakersfield** - R&S CE has prepared Traffic Impact Studies for several projects over the past 40 years working with the City of Bakersfield Public Works Department.
 - Ryan Starbuck, P.E.
Traffic Engineer – Traffic Division
City of Bakersfield
Office Phone: (661) 326-3995
rstarbuc@bakersfieldcity.us
- **City of Delano** - Traffic Study for the Project Study Report for the Proposed High Street Flyover R&S CE has been retained by the City of Delano to prepare a Project Study Report for the proposed High Street flyover at State Route 99. As part of the PSR R&S CE is in the process of preparing the traffic analysis for the proposed project. The project includes the realignment of High Street just west of the underpass the BNSF Railroad to cross over State Route 99 and realign to connect to Morse Boulevard and Dover Parkway. The study includes analyzing the shift in traffic with the realignment and the effects on the adjacent roadways and intersections. The analysis includes a Vehicle Miles Travelled analysis in addition to Level of Service.
 - Roman Dowling, Public Works Director
City of Delano
Office Phone: (661) 720-2219
rdowling@cityofdelano.org
- **City of Porterville** - R&S CE has worked on several traffic studies for developments within the City of Porterville. Most have been prepared as a subconsultant to Crawford & Bowen under their on-call contract with the City. Examples of studies prepared are listed below.
 - Jason Ridenour, Community Development Director

City of Porterville
Office Phone: (559) 782-7460
jridenour@ci.porterville.ca.us

Colibri Ecological Consulting – Biological Services

- **Fresno Metropolitan Flood Control District** - Since 2012, Colibri has provided the District with a range of services including (1) conducting pre-activity clearance surveys for special-status species and nesting birds ahead of maintenance activities to comply with conditions in the District's Master Streambed Alteration Agreement, (2) monitoring post-project restoration progress to comply with conditions in a Clean Water Act permit, (3) performing protocol surveys for the state listed as threatened Swainson's hawk (*Buteo swainsoni*) to satisfy a project mitigation measure, and (4) preparing biological resource evaluations to support CEQA documents for new projects.
 - Joseph Draper
Fresno Metropolitan Flood Control District
Office Phone: (559) 456-3292
josephd@fresnofloodcontrol.org
- **California High Speed Rail, Fresno to Bakersfield** - Since 2018, Colibri has provided biological support to keep the project in compliance with its Incidental Take Permit and Master Streambed Alteration Agreement with the California Department of Fish and Wildlife, its Biological Opinion with the United States Fish and Wildlife Service, its Clean Water Act (CWA) Section 404 permit with the United States Army Corps of Engineers, and its CWA Section 401 water quality certification with the State Water Resources Control Board and Regional Water Quality Control Board. Colibri biologists conduct nesting bird surveys, pre-construction surveys, pre-activity surveys, protocol surveys, live-trapping surveys, environmental awareness trainings, and environmental compliance monitoring. Colibri also reviews permit amendments, coordinates with agency representatives, and identifies appropriate schedules for time-sensitive surveys to ensure environmental compliance.
 - Scott Smith, Supervising Environmental Planner
California High Speed Rail Authority
Scott.smith@hsr.ca.gov
- **Shirk Road Widening and Mill Creek Modification Project** - Colibri conducted a biological technical study to help the City meet the California Environmental Quality Act (CEQA) review requirements for the project concerning biological resources. Colibri also conducted an aquatic resources delineation and prepared applications for a Lake and

Streambed Alteration Agreement, Clean Water Act 404 permit, and Clean Water Act 401 water quality certification.

- Fred Lampe
City of Visalia
(559) 713-4270
fred.lampe@visalia.city

Johnson, Johnson & Miller Air Quality Consulting Services – AQ/GHG/HRA

Carleton Acres Specific Plan Project - JJM prepared the Air Quality, Greenhouse Gas, and Energy Technical Report for the Carleton Acres Specific Plan in Visalia, CA. The report included full quantification of criteria air pollutant and Greenhouse Gas (GHG) emissions associated with buildout contemplated under the proposed 507-acre Specific Plan. Ms. Johnson and the other two JJM partners worked closely with the Prime Consultant and the City of Visalia planning staff from the start of work on the analysis until the plan was approved by the City in 2023. JJM worked through comments from the City Staff and peer reviews and also attended the relevant Planning Commission and City Board Meetings. JJM also addressed comments from the SJVAPCD to the City's satisfaction and assisted the Prime Consultant in preparing the Air Quality, GHG, Energy EIR sections that largely relied on the analysis contained in the Air Quality and GHG/Energy Analysis Report. The robust analysis and related technical report thoroughly addressed the relevant CEQA impact questions, and minimal public comments were received.

Kimber Johnson and Richard Miller prepared the air quality, GHG, and energy analyses and associated combined technical report. Debbie Johnson provided consultation on SJVAPCD rules and regulations and attended the relevant Planning Commission and City Board Meetings in the City of Visalia.

- Brandon Smith, Principal Planner
City of Visalia
(559) 713-4363
Brandon.smith@visalia.city
- **A-Z Truck Center Project** - JJM completed the Air Quality, Health Risk Assessment (HRA), GHG, and Energy Technical Analysis for a truck travel center in Chowchilla, CA. The Air Quality Analysis included an HRA to evaluate toxic air containments from heavy-heavy duty truck visits and gasoline dispensing activities. Kimber Johnson completed emissions estimates and, with another JJM partner (Richard Miller), prepared all aspects of the air quality, HRA, GHG, and energy analyses. As the project included truck parking, diesel truck fueling, and 14 gasoline pumps (28 vehicle fueling positions), the air quality analysis required different emission calculations, including mitigated scenarios. JJM completed the regional emission estimates, as well as dispersion modeling for benzene from fueling activities and

diesel particulate matter from heavy-duty trucks (during construction and operations) and off-road construction equipment. JJM also identified recommended mitigation as part of completing the analysis.

Kimber Johnson and Richard Miller prepared the air quality (including health risk assessment), GHG, and energy analyses and associated combined technical report. Debbie Johnson provided consultation on the applicability of SJVAPCD rules and regulations.

- Bonique Emerson, VP of Planning
Precision Civil Engineering, Inc.
(559) 449-4500
bemerson@precisioneng.net

- **Fruit Packing and Cold Storage Project in Fresno County** - JJM prepared the Air Quality/HRA/GHG Analysis to support the CEQA review of a proposed fruit packing and cold storage facility totaling approximately 900,000 square feet in Fresno County. The analyses included emission estimates from Transport Refrigeration Units (TRUs), refrigerants used in cold storage uses, diesel particulate matter from delivery trucks (estimated using lower speed bins and appropriate idling times for the localized HRA analysis), emissions from off-road equipment, in addition to the typical building, area, and passenger vehicle emission sources. JJM also worked directly with the project applicant to provide an Air Impact Assessment package for compliance with SJVAPCD's Rule 9510—Indirect Source Review. Ms. Johnson provided consultation to the project applicant and discussed project details with SJVAPCD on behalf of the project applicant to ensure the air quality analysis followed the most up-to-date SJVAPCD guidance and to assist the project applicant comply with all applicable Air District Rules and Regulations.

Kimber Johnson and Richard Miller prepared the air quality, GHG, and energy analyses and associated combined technical report. Debbie Johnson assisted in the preparation of the Air Impact Assessment package for compliance with SJVAPCD's Rule 9510—Indirect Source Review, the preparation of the Dust Control Plan for compliance with SJVAPCD Regulation VIII, provided consultation regarding the applicability of other SJVAPCD rules, and assisted in guiding the applicant through the steps needed to ensure compliance.

- Colby Campbell, General Manager
Cobblestone Fruit
(559) 301-3827
colby@cobblestonefruit.com

WJV Acoustics – Noise Services

- **Niles Street Residential Development – Bakersfield, CA-** The project was the construction of a 50-unit affordable housing residential development located in Bakersfield, California. The project site was located adjacent to an arterial roadway, requiring environmental review per HUD and NEPA guidelines. WJVA conducted short-term noise level measurements and traffic noise modeling to document exterior project site noise exposure. Additionally, WJVA reviewed the calculated exterior traffic noise exposure and the proposed building construction components to calculate anticipated interior noise levels, and provided recommendations necessary to mitigate interior noise levels to below applicable noise level standards.
 - Stephen M. Pelz
Housing Authority of the County of Kern
(661) 631-8500
spelz@kernha.org
- **Golden Charter Academy School – Fresno, CA -** The project included the demolition of existing on-site structures and the construction and operation of a new K-8 charter school facility. The new facility provided nineteen (19) new classrooms, within approximately 35,000 square-feet of newly constructed buildings. WJVA conducted on-site traffic noise measurements, modeled existing and future project-site traffic noise exposure levels, and calculated anticipated interior noise levels based upon exterior noise levels and the proposed building construction. WJVA compared modeled interior noise levels to applicable City of Fresno interior noise level standards for school land uses. WJVA prepared an Environmental Noise Assessment for the project.
 - Ms. Laurie Blakeman
Krazan & Associates
(559) 348-2200
laurieblakeman@krazan.com
- **City of Fresno Motels Conversion Project – Fresno, CA -** The project was the conversion of four (4) existing motel sites within the City of Fresno, to homeless and low-income affordable housing. WJVA performed an initial assessment of exterior noise exposure and interior noise exposure. WJVA conducted continuous 24-hour noise monitoring at the four project sites for a period of five (5) days. Additionally, WJVA conducted outdoor-to-indoor noise level reduction (NLR) measurements to calculate the existing interior noise exposure provided by the existing hotel envelope. WJVA prepared reports providing the methodology and data from the four assessments, as part of a required NEPA level analysis as required by HUD.

- Mr. Dave Brenner
Fresno Housing Authority
(661) 631-1533
dbrenner@fresnohousing.org

Hudlow Cultural Resource Associates – Cultural/Historical Services

- **Housing Authority of Kern County** - For the Housing Authority of the County of Kern, HCRA has performed multiple cultural resource surveys for various housing projects. Most of these surveys are small-scale surveys for in-fill low-income housing projects.
 - Maria Guzman
Housing Authority of Kern County
(661) 631-8500
mguzman@kernha.org
- **City of Bakersfield** – For the City of Bakersfield, HCRA has conducted both cultural resource surveys and architectural surveys, particularly surveys for historic public lighting.
 - Chris Hinds
City of Bakersfield
(661) 852-7543
chinds@bakersfieldcity.us
- **Boys & Girls Club** – For the Boys and Girls Clubs, HCRA performed a combined Phase I/II architectural survey and evaluation for the Lamont Club, which was in need of extensive architectural repair, in regard to a needed roof replacement.
 - Marc Caputo
Boys & Girls Club
(661) 325-3730
mcaputo@bcgkc.org

Work Samples

Please see Appendix A. Excerpts are provided for the following projects:

- Copper River Ranch Subsequent EIR
- Fresno Fig Garden Financial Center Office Building Initial Study / Mitigated Negative Declaration

Resumes

Please see Appendix B.

Summary of Qualifications

Crawford & Bowen believe in an environmental compliance strategy that is both economically and environmentally sound. Our comprehensive approach to project analysis is based on integration of strategic planning, early identification of issues, constant communication and creative problem solving. Our representative services include:

CEQA

Categorical/Statutory Exemptions
Initial Studies
Negative / Mitigated Negative Declarations
Environmental Impact Reports

NEPA

Categorical Exclusions
Environmental Assessments
Finding of No Significant Impacts
Environmental Impact Statements

OTHER SERVICES

Regulatory Permitting and Compliance
Caltrans Environmental Processing
Farmland Conversion Studies
Public Hearings / Presentations

Representative Project Types

Residential Development	Colleges / Universities
New K-12 Schools	Bridge Replacements
Policy Documents (General Plans, etc.)	Specific Plans
Commercial Developments	Industrial Developments
Infrastructure Projects	WWTP Expansions
Road Projects	Water Projects

The following is a partial list of recent (2014-2024) CEQA documents prepared by Crawford & Bowen Planning, Inc.:

- **Copper River Ranch Project – City of Fresno – Subsequent EIR.** Crawford & Bowen prepared a Subsequent EIR for the expansion and partial rezoning of the Copper River Ranch Development Project. Crawford & Bowen oversaw a team of subconsultants including traffic, noise, air and biology to support the EIR. The EIR was certified by the City.
- **City of Fresno – Various Initial Studies and Mitigated Negative Declarations.** Crawford & Bowen prepared numerous documents for the City of Fresno including Initial Studies for residential development projects, commercial developments, mixed-use developments over the past several years. Crawford & Bowen is familiar with City staff, templates and procedures.
- **Madera Unified School District - New Elementary School MND.** Crawford & Bowen prepared a mitigated negative declaration and associated technical studies for a new

- K-6 school adjacent to the City of Madera. Technical studies included an agricultural conversion study, biological study, traffic study and infrastructure analysis. Crawford & Bowen also assisted with CDE compliance documents.
- **College of the Sequoias – Facilities Master Plan EIR.** Crawford & Bowen is currently preparing an EIR for the COS Facilities Master Plan. The Plan outlines student growth and associated improvements to the campus for the next 20 years.
 - **City of Sanger – General Plan Update EIR.** Crawford & Bowen, Inc. prepared a comprehensive EIR for the City's General Plan.
 - **Kings County – Henrietta Energy Storage System Facility CEQA.** The IS/MND described the potential environmental effects of a battery storage facility southwest of the City of Lemoore. To allow for the project, a CUP, Tentative Map and DCTC were approved. Issues included agricultural conversion and impacts to sensitive species.
 - **Tulare County – Andersen Village Residential EIR.** Crawford & Bowen prepared an environmental impact report for a 54-acre housing development adjacent to the City of Kingsburg. Issues included traffic, water supply and air quality.
 - **City of Fresno – Parc West Residential CEQA.** This project includes up to 850 residential units on approximately 160 acres in Fresno. Crawford & Bowen prepared an EIR and related technical studies.
 - **City of Tehachapi – Pilot / Flying J Travel Center EIR.** Crawford & Bowen prepared an EIR for a proposed truck stop / travel center located along SR58 in Tehachapi. The EIR focused on impacts associated with traffic, air, noise, aesthetics, biological & cultural resources, and water.
 - **City of Porterville – Westwood EIR.** Crawford & Bowen recently completed a Focused EIR for a retail / commercial development located on 4.5 acres in Porterville. Water and traffic were main components of the analysis.
 - **City of Kerman – Helena Chemical Tank Project CEQA.** The project consisted of new non-hazardous liquid storage tanks (four 500,000-gallon tanks and fourteen 30,000-gallon tanks) for the purpose of utilizing rail delivery more efficiently. The IS/MND was approved to support the project CUP.
 - **Tulare County – Asphalt Plant EIR.** Crawford & Bowen prepared an EIR and associated technical studies for the permanent establishment of an 8,000 ton/day asphalt batch plant operation. The project required a water supply analysis, biological study, traffic study, air quality/GHG report, and a noise impact analysis.
 - **City of Tulare – B Street Improvements CEQA/NEPA.** This project was funded through HUD and required both CEQA and NEPA documentation. Crawford & Bowen prepared all of the required technical studies and CEQA/NEPA documents.



Pilot travel center site

- **Tulare County – Mine Expansion EIR**. This project involved the expansion of Deer Creek Mine. Crawford & Bowen prepared the EIR.
- **Water/Wastewater Projects – CEQA/NEPA**. Crawford & Bowen have prepared CEQA, NEPA and related technical studies for various water and wastewater infrastructure projects throughout the Central Valley. These include wastewater treatment plant expansions, water treatment projects, and water storage projects. We have worked with the following jurisdictions on these projects: Huron, Firebaugh, Mendota, Orange Cove, Parlier, Biola Community Services District, Keyes Community Services District, and Groveland Community Services District.
- **City of Porterville - Waste Transfer MND**. Crawford & Bowen prepared a mitigated negative declaration for expansion of the City's waste transfer facility. Analysis included impacts to traffic, air quality and noise to surrounding neighborhoods.
- **Active Transportation Plans – CEQA**. We prepared CEQA documentation for local Active Transportation Plans for the City of Clovis, Madera County Transportation Commission, and Fresno COG. *Reedley boat launch*
- **Lower Tule River Irrigation District – Lake Success Expansion CEQA**. Crawford & Bowen assisted the Lower Tule River Irrigation District and the Army Corps of Engineers with CEQA documentation and processing associated with expansion of Lake Success. The project is intended to increase storage capacity of the lake by 10 feet.

Rate Sheet

Title	Name	Hourly Rate
Principal Environmental Planner	Travis Crawford, AICP	\$150
Principal Environmental Planner	Emily Bowen, LEED AP	\$150
Associate Planner		\$105
Administrative/Document Creation		\$90
Expenses		
Subconsultants	Cost + 10%	
Mileage	\$0.67/mile (or current IRS amount)	
Printing	Cost + 10% at print shop	
Shipping/Mailing	Cost + 10% at UPS, FedEx or USPS	

Legal Documents

Please see the Statement of no Conflict of Interest and the Statement of Acceptance of the Indemnification and Insurance Requirements.

EXHIBIT C
DISCLOSURE OF CONFLICT OF INTEREST
[Project Title]

		YES*	NO
1	Are you currently in litigation with the City of Fresno or any of its agents?	☐	☒
2	Do you represent any firm, organization, or person who is in litigation with the City of Fresno?	☐	☒
3	Do you currently represent or perform work for any clients who do business with the City of Fresno?	☐	☒
4	Are you or any of your principals, managers, or professionals, owners or investors in a business which does business with the City of Fresno, or in a business which is in litigation with the City of Fresno?	☐	☒
5	Are you or any of your principals, managers, or professionals, related by blood or marriage to any City of Fresno employee who has any significant role in the subject matter of this service?	☐	☒
6	Do you or any of your subcontractors have, or expect to have, any interest, direct or indirect, in any other contract in connection with this Project?	☐	☒
* If the answer to any question is yes, please explain in full below.			

Explanation: _____

☐ Additional page(s) attached.

Travis Crawford

Signature

November 27, 2024

Date

Travis Crawford

(Name)

Crawford & Bowen Planning, Inc.

(Company)

113 N. Church St., Suite 310

(Address)

Visalia, CA 93291

(City, State Zip)

**STATEMENT OF ACCEPTANCE OF THE INDEMNIFICATION
AND INSURANCE REQUIREMENTS**

**REQUEST FOR QUALIFICATIONS FOR ON-CALL ENVIRONMENTAL REVIEW
SERVICES PURSUANT TO CEQA**

BID FILE NO. 12501022

The Proposer shall sign below that the Proposer accepts in whole the Indemnification and Insurance Requirements set forth in these Specifications. If the Proposer takes exception to some portions, those portions shall be listed here below and the Proposer shall sign that the Proposer accepts all portions of the requirements not listed.

Note: Any exceptions may render the proposal non-responsive.

☒ **ACCEPT**
☐ **DO NOT ACCEPT**

If "DO NOT ACCEPT" is checked, please list exceptions:

Travis Crawford

Signature of Authorized Person

Travis Crawford

Type or Print Name of Authorized Person

Appendix A

Work Samples

Copper River Ranch Project
SCH#2000021003

City of Fresno
Development and Resource Management Dept.
2600 Fresno Street
Fresno, CA 93721

Crawford & Bowen Planning, Inc.
113 N. Church Street, Suite 302
Visalia, CA 93291

August 2021

Subsequent Draft Environmental Impact Report

Copper River Ranch Project

SCH#2000021003

Prepared for:

City of Fresno
Development and Resource Management Department
2600 Fresno Street
Fresno, CA 93721
(559) 621-8044

Contact: Israel Trejo, Supervising Planner

Prepared by:



Crawford & Bowen Planning, Inc.
113 N. Church Street, Suite 302
Visalia, CA 93291
(559) 840-4414
Contact: Travis Crawford, AICP

August 2021

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Appendix B – Air Quality and Greenhouse Gas / Energy Analysis Report
Appendix C – Biological Resource Evaluation
Appendix D – Cultural Resource Evaluation
Appendix E – Water Supply Memorandum
Appendix F – Environmental Noise Assessment
Appendix G – Traffic Impact Analysis

Executive Summary

EXECUTIVE SUMMARY

Introduction

This Draft Subsequent Environmental Impact Report (SEIR) has been prepared consistent with the California Environmental Quality Act (CEQA) for the proposed Copper River Ranch Project. Its intent is to inform the public, regulatory agencies and the City of Fresno decision makers of the potential environmental impacts the proposed Project would have on environmental factors as specified in the CEQA Guidelines. This SEIR, in its entirety, addresses and discloses potential environmental effects associated with construction and operation of the proposed Project, including direct, indirect, and cumulative impacts to the environmental resources identified in the CEQA Guidelines environmental checklist. The City of Fresno is the “Lead Agency” pursuant to CEQA and is responsible for the preparation and distribution of the SEIR.

Project History and Environmental Background

In January of 2000, Copper River Ranch LLC (original Project Applicant) submitted a General Plan Amendment / Rezoning application to Fresno County. These applications were approved by the Fresno County Board of Supervisors in December of 2000 and a Final Program EIR was certified by the Board. In August 2002, the Fresno County Local Agency Formation Commission (LAFCo) included the site within the Sphere of Influence boundary for the City of Fresno. In addition, the site was designated for urban development by the 2025 City of Fresno General Plan. In 2003, the City of Fresno prepared and certified an EIR (previously referred to herein as the 2003 FEIR) for the Project and the site was annexed into the City. The site has been in a state of development since 2004 and today, there are commercial and single family uses on the site.

The Copper River Ranch Project has been building out / developed since 2004 in general conformance to what was analyzed in the 2003 FEIR. However, as development has occurred there have been some minor changes with regard to subdivision layouts, number of units, and some minor changes to locations of commercial/office. In addition, there are approximately 109 acres that were not studied as part of the 2003 FEIR for which the Project Applicant proposes to develop now or in the future. This SEIR includes a full evaluation of the “new” Project areas as well as minor changes to the existing development. Refer to Chapter Two – Project Description for the full description of the changes to the Project.

CEQA Process

The City of Fresno circulated a Notice of Preparation (NOP) of an SEIR for the proposed Project on July 31, 2020 for a 30-day public review period to trustee and responsible agencies, the State Clearinghouse, and the public. A scoping meeting (conducted virtually via a “Zoom” meeting) was held on August 20, 2020. No public or agency comments on the NOP related to the SEIR analysis were presented or submitted during the scoping meeting. However, written comment letters were received on the NOP during the 30-day public review period. Any comment letters that were received are referenced in each environmental topic in Chapter Three of this SEIR, depending on the topic (e.g. the NOP comment letter from the Native American Heritage Commission is referenced in Section 3.5 – Cultural Resources; the NOP comment letter from Caltrans is referenced in Section 3.17 – Transportation; etc.).

The next step in the process is circulation of this SEIR which will be distributed to the public for review and comment for at least 45 days. This EIR is organized as follows:

Executive Summary: Summarizes the analysis contained in the EIR.

Chapter 1 – Introduction: Provides a brief introduction to CEQA and the scope/contents of the DEIR.

Chapter 2 – Project Description: Describes the Project in detail. Includes Project location, objectives, environmental setting and regulatory context.

Chapter 3 – Environmental Analysis: Contains the CEQA checklist. Each topic discusses environmental/regulatory setting, Project impact analysis, mitigation measures and conclusions.

Chapter 4 – Alternatives: Describes and evaluates alternatives to the Project. The proposed Project is compared to each alternatives and potential environmental impacts are analyzed.

Chapter 5 – Other CEQA Sections: Describes other required sections such as environmental effects that cannot be avoided, social effects, growth inducement, etc.

Appendices: Following the text of the SEIR, several appendices and technical studies have been included as reference material.

Project Location

The proposed Copper River Ranch Project consists of two areas of development. The first consists of adding approximately 109 acres to the Copper River Ranch development that were not included in the original 2003 Copper River Ranch FEIR. The second consists of proposed land use designation changes within the existing 706.5 acre Copper River Ranch Development.

New Areas of Development

The proposed new areas of development would occur on approximately 109 acres adjacent and east of the existing Copper River Ranch footprint. The new 109-acre development area has been mostly disturbed (graded, disced, or developed) and supports residential development, portions of a golf course, and disturbed land with patches of ruderal vegetation. The proposed new development area is surrounded by residential development to the north; residential development, portions of a golf course, and disturbed land to the south; orchards, residential development, portions of a golf course, and disturbed land to the east; and residential development, commercial development, portions of a golf course, and disturbed land to the west.

Refer to Figure 2-1: Regional Map, Figure 2-2: Vicinity Map and Figure 2-3: Exhibit Map for Project location. The area shown with the solid red line in Figure 2-3 depicts the approximately 170.77 acre area that was not included in the evaluation under the 2003 FEIR. The areas shown in red crosshatch are areas that are not included in this current SEIR (approximately 36.85 acres). The remaining 109 acres is the new area that is being evaluated along with the land use changes within the existing development.

Existing Copper River Ranch Development

The existing Copper River Ranch development area consists of approximately 706.5 acres situated generally between Friant Road, Copper Avenue, Willow Avenue and Silaxo Road. The existing development has been building out / developed since the original EIR was approved in 2003. The area consists of residential housing, commercial establishments, a golf course, parks/trails and related improvements. The proposed changes within the existing development are described in Section 2.2 of Chapter Two – Project Description.

Project Description Summary

The Project Applicant is proposing to modify the existing General Plan designations to reflect both the actual built out conditions of Copper River Ranch today and to identify any proposed

land use designations and zone districts that are planned for the future. The proposed changes to land use designations and zone districts will facilitate various subdivisions of land for residential development. As previously discussed, the Copper River Ranch Project has been building out / developed since 2004 in general conformance to what was analyzed in the 2003 FEIR. However, as development has occurred there have been some minor changes with regard to subdivision layouts, number of units, and some minor changes to locations of commercial/office. In addition, there are approximately 109 acres that were not studied as part of the 2003 FEIR for which the Project Applicant proposes to develop now or in the future. As such, those areas were included in the evaluation of this SEIR.

The original 2003 FEIR evaluated the impacts of development of up to 2,837 residential units (1,192 single-family units and 1,645 multi-family units). The proposed Project could result in the development of up to 3,216 total housing units within the proposed Development. Thus, the total number of “new” units at full buildout beyond what was analyzed in the 2003 FEIR is 379 additional units. The additional 379 units is derived by taking the difference between the 2003 FEIR total buildout (2,837 units) and the proposed number of units (3,216). Although only 379 units are being added to the development, this SEIR evaluates the impacts of all 3,216 units.

Refer to Chapter Two – Project Description for the full description of the Project.

Project Objectives

The following Project objectives were included in the 2003 FEIR and continue to be applicable to the proposed Project. In accordance with CEQA Guidelines Section 15124(b), the following are the Project objectives:

- To provide a variety of housing opportunities with a complete range of densities, styles, sizes, and values which are designed to satisfy the identified increasing demand of the existing and future population base.
- To provide for commercial and office development sufficient to accommodate the needs of the Project population of the Project.
- To provide for alternative forms of transportation within the Project and connection to regional trail and mass transit systems thereby reducing dependency upon the automobile.
- To provide for a variety of open space opportunities within the Project area.

- To encourage residents to work at home occupations. Promote home occupations through electronic and internet components within the home, home design, and related mixed-use facilities.
- To provide the ability, through flexible zoning conditions, to develop mixed-use projects, which combine a variety of uses on one parcel.
- To maximize view opportunities of Project open space features through innovative land use planning techniques.
- To create a strong sense of “community” with landscaping, signage, lighting and Project amenities that are unique to Copper River Ranch.

Summary of Environmental Impacts

As described in Chapter 3, it was determined that all impacts were either less than significant, or could be mitigated to a less than significant level with the exception of impacts associated with air quality and transportation, which were determined to be significant and unavoidable at the cumulative level. Mitigation measures are listed in Table ES-1, Mitigation Monitoring and Reporting Program.

Summary of Project Alternatives

CEQA Guidelines Section 15126.6 requires the consideration of a range of reasonable alternatives to the proposed Project that could feasibly attain most of the objectives of the proposed Project. This EIR analyzed the following alternatives:

- **No Development Alternative:** Under this Alternative, the unbuilt portions of the site would remain vacant and unoccupied.
- **No Project Alternative:** Under this Alternative, the site would be developed according to the 2003 FEIR and the addition of the 109 acres to the Project would not occur. The additional 109-acre area would also retain its existing land use designations where development could proceed with residential development as identified in the City’s General Plan.
- **Increased Project Density:** Under this Alternative, the site would be developed with increased residential densities which would result in a greater number of units and an increase in population as compared to the proposed Project.
- **Reduced Project Density:** Under this Alternative, the site would be developed with reduced residential densities which would result in development of fewer number of units and a decrease in population as compared to the proposed Project.

See Chapter 4 – Alternatives for a full description of potential environmental impacts associated with each alternative.

Mitigation Monitoring and Reporting Program

State law requires that a public agency adopt a monitoring program for mitigation measures that have been incorporated into the approved Project to reduce or avoid significant effects on the environment. The purpose of the monitoring program is to ensure compliance with environmental mitigation during Project implementation and operation. Since there are potentially significant impacts requiring mitigation associated with the Project, a Mitigation Monitoring Program will be included in the Project's Final EIR and is included herein on the following pages. Where previous mitigation measures from the 2003 FEIR are still applicable to the proposed Project, they are identified and shown using the numbering system from the 2003 FEIR. New or modified mitigation is shown with a lettering system (e.g. BIO – 1, BIO – 2 for Biology, CUL – 1 for Cultural, etc.).

Mitigation Measure		Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
Aesthetics					
AES – 1: The developer shall ensure that the following measures are incorporated in the design of future conditional use permits, tentative tract maps, and site plans: 1. The developer shall incorporate landscape, wall treatment, signage, and architectural standards for the development of residential, commercial, public facility, open space, and mixed-use areas. 2. A minimum 20-foot landscaped area shall parallel the easterly side of Friant Road, the northerly side of Copper Avenue, and the westerly side of Willow Avenue. A berm and/or combination berm/sound wall shall parallel these roadways where residential lots are proposed. 3. Project entries along Copper and Willow Avenues, and along Friant Road, shall incorporate special entry features, such as extensive landscaping and low profile entry signs. 4. Detailed designs of these facilities shall be submitted to the City of Fresno Planning and Development Department for review. Approval from the City of Fresno shall be required prior to issuance of any building permits.		Project Applicant	Prior to issuance of grading or building permits	City of Fresno	
AES – 2: Lighting for Street and Parking Areas. 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.		Project Applicant	Prior to operation / occupancy	City of Fresno	
AES – 3: Lighting for Public and Private Facilities. Lighting systems for public and private 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.		Project Applicant	Prior to operation / occupancy	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
AES – 4: Lighting for Non-Residential Uses. Lighting systems for nonresidential 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.	Project Applicant	Prior to operation / occupancy	City of Fresno	
AES – 5: Signage Lighting. 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.	Project Applicant	Prior to operation / occupancy	City of Fresno	
AES – 6: Use of Non-Reflective Materials. Materials used on building facades shall be non-reflective.	Project Applicant	Prior to operation / occupancy	City of Fresno	
Agricultural and Forestry Resources				
AG – 1: Reduce Conflicts Between Urban and Agricultural Uses. In order to reduce potential conflicts between urban and agricultural uses, the following measures shall be implemented: • Potential residents shall be notified about possible exposure to agricultural chemicals at the time of purchase / lease of property within the development. • A Right-to-Farm Covenant shall be recorded on each tract map or be made a condition of each tract map to protect continued agricultural practices in the area. • Potential residents shall be informed of the Right-to-Farm Covenant at the time of purchase / lease of property within the development.	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
Air Quality (Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)				
2.3.1-a: A Fugitive Dust Prevention and Control Plan shall be developed to specify control methods, demonstrate availability of equipment and personnel, and identify the individual authorized to implement prevention measures. The Plan shall comply with the SJVAPCD Regulation VIII- Fugitive Dust Rules. The Plan shall include the following conditions: a. All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, or vegetative ground cover. b. All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. c. All land clearing, grubbing, scraping excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing applications of water or by presoaking. d. When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, or maintain at least six inches of freeboard space from the top of the container. e. All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at least once every 24 hours when operations are occurring. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. f. Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively	Project Applicant	Prior to issuance of grading or building permits	City of Fresno and the SJVAPCD	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant. g. Traffic speeds on unpaved roads shall be limited to 15 miles per hour. h. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent. i. Excavation and grading activity shall be suspended when winds exceed 20 miles per hour.				
2.3.1-b: Construction contracts shall include the following provisions: a. All construction equipment shall be properly maintained and operated. b. Alternative-fueled construction equipment shall be used if feasible. c. Hours of operation of heavy-duty equipment shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday.	Project Applicant	Prior to issuance of grading or building permits	City of Fresno and the SJVAPCD	
2.3.2-a: The developer shall be responsible for the following measures to be included as a condition of approval on each conditional use permit, tentative tract map, or site plan: a. Pedestrian enhancing infrastructure shall be provided and include: sidewalks and pedestrian paths; street trees to shade sidewalks; pedestrian safety designs/infrastructure; street furniture; street lighting; and pedestrian signalization and signage. b. Bicycle enhancing infrastructure shall be provided and include: bikeways/paths connecting to a bikeway system; and secure bicycle parking.	Project Applicant	Prior to approval of land use entitlement application	City of Fresno and the SJVAPCD	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
c. The project shall either contract with Fresno Area Express (FAX) through the City to provide transit services within the project area, or provide an on-site transit service to off-site FAX transit stations/multimodal centers. d. Transit-enhancing infrastructure shall be provided and include: transit shelters, benches, etc.; street lighting; route signs and displays; and/or bus turnouts/bulbs. e. Park and ride lots and/or satellite telecommuting centers shall be provided in the project area. f. Carpool/vanpool programs shall be implemented, e.g., carpool, ridematching for employees, assistance with vanpool formation, provision of vanpool vehicles, etc. g. On-site shops and services for employees, such as cafeteria, bank/ATM, dry cleaners, convenience market, etc. shall be provided within commercial and office areas. h. A Transportation Demand Management Program shall be established and include: transit, bicycle, pedestrian, traffic flow improvements, transportation system management, rideshare, telecommuting, video conferencing, and other measures to reduce peak hour vehicle trips.				
2.3.2-b: Future construction plans for residential, commercial, office, and public uses shall include: a. solar or low-emission water heaters.	Project Applicant	Prior to issuance of grading or	City of Fresno and the SJVAPCD	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
b. central water heating systems in commercial areas. c. Open-hearth fireplaces shall require use of natural gas or installation of low-emission, EPA-certified fireplace inserts.		building permits		
Biological Resources				
BIO – 1: Protect nesting Swainson’s Hawk - To the extent practicable, construction shall be scheduled to avoid the Swainson’s hawk nesting season, which extends from March through August. - If it is not possible to schedule work between September and February, a qualified biologist shall conduct surveys for active Swainson’s hawk nests within 0.5 miles of the Project site following methods developed by the Swainson’s Hawk Technical Advisory Committee (2000). If an active nest is found within 0.5 miles, and the qualified biologist determines that Project activities would disrupt nesting, a construction-free buffer or limited operating period shall be implemented in consultation with the CDFW. The results of the survey shall be submitted to the City of Fresno Planning and Development Department prior to any construction activities.	Project Applicant	Prior to issuance of grading or building permits	City of Fresno and CDFW	
BIO – 2: Protect nesting burrowing owl A qualified biologist shall conduct focused burrowing owl surveys to assess the presence/absence of burrowing owl in accordance with guidelines in the CDFW’s <i>Staff Report on Burrowing Owl Mitigation</i> (CDFG 2012). The results of the survey shall be submitted to the City of	Project Applicant	Prior to issuance of grading or building permits	City of Fresno and CDFW	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
Fresno Planning and Development Department prior to any construction activities. 2. If a burrowing owl or sign of burrowing owl use (e.g., feathers, guano, pellets) is detected on or within 500 feet of the Project site, and the qualified biologist determines that Project activities would disrupt the owl(s), a construction-free buffer, limited operating period, or passive relocation shall be implemented in consultation with the CDFW.				
BIO – 3: Protect Nesting Birds 1. To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August. 2. If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during Project implementation. A pre-construction survey shall be conducted by a qualified biologist no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas for nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons. The results of the survey shall be submitted to the City of Fresno Planning and Development Department prior to any construction activities.	Project Applicant	Prior to issuance of grading or building permits	City of Fresno and CDFW	

Mitigation Measure		Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
Cultural Resources					
CUL-1:	Should any potentially significant cultural, historical, archaeological or fossil resources be discovered, no further ground disturbance shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. Unanticipated discoveries shall be evaluated for significance by a certified professional archaeologist or paleontologist that meets the Secretary of the Interior's Professional Qualifications Standards. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; curate materials with recognized scientific or educational repository; and provide a comprehensive final report as required by Senate Bill 18; California Historical Building Code (Title 24, Part 8); California Public Resources Code Sections 5020-5029.5, 5079-5079.65, 5097.9-5097.998, and 5097.98; and California State Health and Safety Code, Section 7050.5, as applicable.	Project Applicant	Prior to issuance of grading or building permits / ongoing	City of Fresno	
CUL-2:	If human remains are unearthed during excavation and/or construction activities, all activity shall cease immediately. No further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to PRC Section 5097.98(b). If the human 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 likely descendant of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains. Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the City shall ensure that the immediate	Project Applicant	During construction	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
vicinity, according to generally accepted cultural or archeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the City has discussed and conferred with the most likely descendants regarding their recommendations.				
Hazards and Hazardous Materials (Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)				
2.10.8-a: Where a storage tank may be located, appropriate sampling shall be performed by a qualified technician to evaluate potential of soil contamination. Removal of tanks and any contaminated soil shall be accomplished consistent with all applicable regulations of Fresno County.	Project Applicant	Prior to building or grading permits	City of Fresno	
Hydrology and Water Quality (Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)				
2.9.1-a: Establish a development fee for the project's fair share of the City's surface water treatment plant construction and expansion.	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
2.9.1-c: Technical water supply information shall be submitted which demonstrates residential and commercial uses and corresponding water requirements.	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.1-d: The developer shall commit to plan and maintain on-site recharge basins and lakes to ensure that necessary recharge can be accomplished over the life of the project.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.1-e: The developer shall prepare a water master plan for approval by the City in accordance with City requirements.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.2-a: New wells shall be placed a minimum of 500 feet from the project boundaries where there is an adjoining proximate off-site well, in order to preclude drawdown in off-site wells due to pumpage of new public supply wells in the project. In addition, new public supply wells on the project site shall include a test well and monitoring of a sufficient number of adjoining proximate off-site	Project Applicant	Ongoing / Prior to approval of land use entitlement	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
wells as determined by the City to determine potential drawdown in the off-site wells. Should adverse effects on adjoining proximate off-site wells be determined, the public supply wells shall be relocated or otherwise mitigated to preclude such adverse impacts.		application and building permits		
2.9.2-b: Locate domestic water wells in accordance with the recommendations contained in the report <i>Groundwater Conditions at the Copper River Ranch</i> , prepared by Kenneth D. Schmidt and Associates, May, 2000.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.2-c: If water yields from adjacent private wells are determined by the City Department of Public Utilities in consultation with the Fresno County Department of Community Health to have been adversely affected by the project, the developer shall improve the private well to standards acceptable to the City, or connect the user to the project water system.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.3-a: Should any existing community water supply well exceed the DBCP MCL as detected in regular monitoring, granular activated carbon treatment or other acceptable technology shall be required to be consistent with CCR Title 22 requirements.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
2.9.3-b: Should any existing community water supply well exceed the uranium MCL as detected in regular monitoring, the contaminated well water shall be blended with other on-site groundwater supplies to reduce the contamination level below the MCL at all times. A State DHS-approved blending program shall be implemented to meet this requirement. The effectiveness of the program shall be supported by on-going monitoring at State-specified frequencies and locations.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.3-c: Should other contaminants be identified in the future, remediation shall be resolved in accordance with CCR Title 22 requirements.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.4-a: Monitoring groundwater, including nitrogen content, has been proposed as a mitigation measure for this project (see mitigation for groundwater degradation caused by infiltration of diluted treated effluent, in Section 2.8). Measurements shall be taken each calendar quarter by City of Fresno personnel or a qualified consultant. Should the monitoring tests exceed nitrogen standards, a denitrification process shall be started at the wastewater treatment facility. The plant design shall incorporate a denitrification process that shall denitrify the treated effluent to the 10 mg/l total nitrogen level.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.6-a: Grading plans shall demonstrate that all areas of irrigated turf or other open space receiving reclaimed water drain away from FMFCD basins, except in extraordinary wet years (10-year frequency storms) when on-site lakes may fill from stormwater and utilize the FMFCD basins.	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
		and building permits		
Hydrology and Water Quality				
HYD – 1: Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation, the Project proponent shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ). The SWPPP shall be designed with Best Management Practices (BMPs) that the RWQCB has deemed as effective at reducing erosion, controlling sediment, and managing runoff. These include: covering disturbed areas with mulch, temporary seeding, soil stabilizers, binders, fiber rolls or blankets, temporary vegetation, and permanent seeding. Sediment control BMPs, installing silt fences or placing straw wattles below slopes, installing berms and other temporary run-on and runoff diversions. These BMPs are only examples of what should be considered and should not preclude new or innovative approaches currently available or being developed. Final selection of BMPs will be subject to approval by City of Fresno and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.	Project Applicant	Prior to issuance of grading or building permits	City of Fresno	
HYD – 2A: The Project will implement the City of Fresno Water Conservation Program, including implementation of the State's Water Efficient Landscape Ordinance. The California Water Conservation Act mandates a 20 percent reduction in water usage. The Developer will meet the reduction target with measures applicable to new and existing development. Reductions beyond the state mandated 20 percent are possible with the use of building and landscaping water conservation features. The reductions from buildings can be achieved with	Project Applicant	Prior to issuance of grading or building permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
high efficiency toilets, low-flow faucets, and water-efficient appliances such as dishwashers. Water savings from landscaping would be achieved primarily through the use of drought-tolerant landscaping or xeriscaping.				
HYD – 2B: The total Project area considered for water supply requirements consists of an original Project area of 706 acres and new Project area of 109 acres. The City has previously established water supply requirements for the original Project area of 706 acres and memorialized them in a Water Supply Implementation Agreement. For the new Project area, the Developer shall pay the Water Capacity Fee, as specified in the City's Master Fee Schedule, for all new connections to the City's water system.	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	
HYD – 3: The Project proponent shall retain a qualified consultant to prepare a drainage / grading plan prior to the issuance of any grading and/or building permit. The design-level analysis shall be prepared to the satisfaction of the City of Fresno and FMFCD.	Project Applicant	Prior to issuance of grading or building permits	City of Fresno	
Land Use and Planning (Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)				
2.1.7-a: The developer shall ensure through the subsequent master permit and associated development plan, that the following measures are incorporated in the design of future plans at the interface with adjacent residential properties: - All lots shall back onto the common property line on the northern boundary of the project. - All lots shall be fenced.	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
All lots along these common property lines shall include a backyard landscaping plan to provide for continuous screening with evergreen and deciduous trees.				
Noise (Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)				
2.6.2-a: Site-specific acoustical analyses, conducted by a qualified acoustical consultant, shall be required when actual lot design is proposed and a grading plan is approved, so that noise attenuation measures can be applied based on specific design, including setbacks, sound walls, and location of non-noise sensitive land uses.	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno	
2.6.3-a: The developer shall pay a proportionate share, based on contribution to traffic in 2020 as determined in the project-specific traffic study prepared for projects within Copper River Ranch, of the costs of constructing appropriate noise mitigation on Maple Avenue between International Avenue and Copper Avenue. Noise improvements shall be installed, as necessary, to reduce outdoor levels to 60 dBL or lower.	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno	
2.6.4-a: Site-specific acoustical analysis, conducted by a qualified acoustical consultant, shall be required when actual design and a grading plan is approved, so that abatement measures can be applied based on specific design, including setbacks, sound walls, and location of non-noise sensitive land uses.	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
Noise				
NOI – 1: - Per the City of Fresno Municipal Code, construction activities should not occur outside the hours of 7:00 a.m. to 10:00 p.m. Monday through Saturday and all day on Sunday. - All construction equipment shall be properly maintained and muffled as to minimize noise generation at the source. - Noise-producing equipment shall not be operating, running, or idling while not in immediate use by a construction contractor. - All noise-producing construction equipment shall be located and operated, to the extent possible, at the greatest possible distance from any noise-sensitive land uses. - Locate construction staging areas, to the extent possible, at the greatest possible distances from any noise-sensitive land uses. - Signs shall be posted at the construction site and near adjacent sensitive receptors displaying hours of construction activities and providing the contact phone number of a designated noise disturbance coordinator.	Project Applicant	Ongoing / during construction	City of Fresno	
Public Services (Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)				
2.10.1-a: The developer shall ensure through the subsequent master use permit and associated development plan, that a site for a “community service center” is provided within the project acceptable to the Fresno Police and Fire Departments.	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
2.10.1-b: Maximize visibility and natural surveillance abilities through the placement and design of physical features including building orientation, windows, entrances and exits, parking lots, walkways, guard gates, low-maintenance landscaping (trees and shrubs), fences or walls, signage and any other physical obstructions.	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	
2.10.1-c: Implement design features to clearly identify public/private spaces and to facilitate natural access control and territorial reinforcement, to include, but not limited to, the following measures: • Identify public entrances and exits through the implementation of sidewalks, pavement, lighting and landscaping to clearly guide the public. • Discourage/prevent public access to and from dark and/or unmonitored areas through the use of fences, walls or landscaping. • All residential and commercial addresses shall be clearly visible from the street and shall be illuminated. • Incorporate access control, including parking lot barriers, fenced rear and side yards, and entry telephones for gated neighborhoods. • Implement exterior nighttime lighting of display areas, parking lots, walkways, entrances and exits. These areas shall be illuminated, at a minimum, one-half hour after sunset and one-half hour before sunrise during hours of operation. • Incorporate measures that provide off-street parking to discourage auto-related crimes, graffiti-resistant paints and surfaces, and view fences.	Project Applicant	Prior to approval of land use entitlement application or issuance of building permits	City of Fresno	
2.10.1-d: The Fresno Police Department shall be consulted during site planning and subdivision design to ensure that adequate provisions acceptable to the Police Department for crime prevention are designed into the project.	Project Applicant	Prior to issuance of grading or building permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
2.10.2-a: The geometric sections of all interior roads shall, at a minimum, be improved to City of Fresno standards to adequately provide for emergency vehicles. Any deviations from the standards shall be accomplished through modifications or exceptions requested at the Vesting Tentative Subdivision Map or site plan review stage.	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	
2.10.2-b: A water supply and distribution system, including fire hydrants, shall be designed and constructed to meet the adopted fire protection standards of the City of Fresno.	Project Applicant	Prior to issuance of grading or building permits	City of Fresno	
2.10.2-c: All residential and commercial development shall be provided with fire control systems as required by Fresno Fire Department regulations. The tertiary wastewater treatment facility shall also be provided with a fire control system.	Project Applicant	Prior to issuance of grading or building permits	City of Fresno	
2.10.9-a: Following consultation with the developer, PG&E shall provide written verification to the City of Fresno that the Project is phased in keeping with the availability of electric and gas services.	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno and PG&E	
Public Services				
PUB-1: The Project Applicant shall pay development impact fees for police, fire, schools, recreation and other public services as determined by the City of Fresno.	Project Applicant	Prior to issuance of grading or	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
REC – 1: A minimum of 28.8 acres of park space shall be provided within the Copper River Ranch Project. As shown on Figure 3.16-1, the ponding basin is notated as future (optional) open space. Should the ponding basin not be utilized for open space, an alternative location(s) must be provided elsewhere within the Copper River Ranch development in a location(s) approved by the Planning and Development Department.	Project Applicant	building permits Prior to approval of land use entitlement application	City of Fresno	
Recreation (Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)				
2.10.5-b: Road improvements shall be made to adequately accommodate vehicle traffic that shall be generated by the parks, recreation and open space uses within the project.	Project Applicant	Prior to issuance of grading or building permits	City of Fresno	
Recreation				
REC – 1: A minimum of 28.8 acres of park space shall be provided within the Copper River Ranch Project. As shown on Figure 3.16-1, the ponding basin is notated as future (optional) open space. Should the ponding basin not be utilized for open space, an alternative location(s) must be provided elsewhere within the Copper River Ranch development in a location(s) approved by the Planning and Development Department.	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	
Transportation (Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)				

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
2.2.1-a: If the project is found to trigger a capacity improvement, which otherwise would not be required under the no-project scenario, the project will be required to fully fund (100 percent) of the improvement. Subsequent project-specific studies will determine the need and feasibility of the improvement.	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	
2.2.1-c: Establish a Transportation Demand Management Program that provides incentives for people both living and working in the project area to utilize some sort of commute alternative such as walking, bicycling, carpool/vanpool, transit, and flex-scheduling.	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	
Transportation				
TRA-1: The Project shall pay into applicable transportation fee programs. These include a Fresno Major Street Impact Fee (FMSI), a Traffic Signal Mitigation Impact Fee (TSMI) and a Regional Transportation Mitigation Fee (RTMF). The FMSI Fee will be calculated and assessed during the building permit process. The RTMF will be calculated and assessed by Fresno COG.	Project Applicant	Prior to approval of land use entitlement application or issuance of building permits	City of Fresno	
TRA-2: The Project will be responsible for paying its fair share cost percentages and/or constructing the recommended improvements identified in the Cumulative Year 2035 With Project Scenario subject to reimbursement for the costs that are in excess of the Project's equitable responsibility as determined by the City. This will be itemized and enforced through conditions of approval or a development agreement, at the discretion of the City, prior to Project implementation. The following are the required improvements: Friant Road / Willow Avenue	Project Applicant	Prior to approval of land use entitlement application or issuance of building permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
- o Remove the northbound left-turn lane; - o Modify the inside northbound through lane to a left-through lane; - o Remove the southbound left-turn lane; - o Modify the inside southbound through lane to a left-through lane; and - o Install a two-lane roundabout for Friant Road and a single lane for Willow Avenue and Birkhead Avenue. The Roundabout should retain the existing free flow right-turn lane from Willow Avenue to an acceleration lane on northbound Friant Road. • Willow Avenue / Alicante Drive - o Signalize the intersection with protective left-turn phasing in all directions. • Willow Avenue / Copper Avenue - o Add a second eastbound left-turn lane; - o Add a second eastbound through lane; - o Add a second westbound left-turn lane; - o Modify the westbound through-right lane to through lane; - o Add a second westbound through lane; - o Add a westbound right-turn lane; - o Add a second northbound left-turn lane; - o Modify the northbound through-right lane to a through lane; - o Add a second northbound through lane with a receiving lane north of Copper Avenue; - o Add a northbound right-turn lane; - o Add a second southbound left-turn lane; and - o Modify the traffic signal to accommodate the added lanes. • Peach Avenue / Copper Avenue				

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
- o Add an eastbound right-turn lane; - o Modify the eastbound through-right lane to a through lane; - o Add a westbound left-turn lane; - o Modify the westbound left-through lane to a through lane; and - o Add a two-way left-turn lane on the west leg of Peach Avenue. • Auberry Road / Copper Avenue - o Add a westbound right-turn lane; - o Modify the westbound through-right lane to a through lane; and - o Modify the traffic signal to accommodate the added lanes. • Chestnut Avenue / Behymer Avenue - o Signalize the intersection with protective left-turn phasing in all directions. • Friant Road / Audubon Drive - o Modify the traffic signal to implement overlap phasing of the westbound right-turn with the southbound left-turn phase; - o Prohibit southbound to northbound U-turn movements; - o Modify the traffic signal to implement overlap phasing of the southbound right-turn with the eastbound left-turn phase; - o Prohibit eastbound to westbound U-turn movements; - o Modify the traffic signal to implement overlap phasing of the northbound right-turn with the westbound left-turn phase; and - o Prohibit westbound to eastbound U-turn movements. o It should be noted that given existing constraints and the ultimate designation for six-lanes on Friant Road, the said improvements are not projected to meet the City's target LOS threshold; however, it is projected they will reduce overall delay by an average of 22				

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
seconds. Therefore, the traffic impacts at this intersection are considered adverse but unavoidable. - Fresno Street / Friant Road - Given existing constraints and the ultimate designation for six-lanes on Friant Road, the number of modifications that can be made at this intersection are limited. JLB analyzed, if implementing an overlap phasing of the northbound right-turn with the westbound left-turn phase; however, it was found that such modifications will result in very low benefit in the reduction of delay while requiring a large number of westbound to eastbound U-turns to be prohibited. As a result, JLB recommends against modifications to this intersection while acknowledging that the City's LOS threshold for this intersection is projected to be exceeded. - State Route 41 Northbound Off-Ramp / Friant Road - Consistent with the <i>Fresno General Plan</i> Circulation Element, Friant Road already exists as a six-lane divided arterial between Audubon Drive and Nees Avenue. - The <i>Fresno General Plan</i> Circulation Element acknowledged that Friant Road would exceed LOS D as a six-lane facility between Shepherd Avenue and State Route 41 Southbound Off-Ramp and made appropriate findings to designate the maximum number of lanes to three (3) in each direction while exceeding the City's standard LOS threshold for this segment of Friant Road. - The Caltrans' State Route 41 TCR also acknowledged that State Route 41 would exceed LOS D as an eight-lane freeway between El Paso Avenue and the Fresno/Madera County line and made the				

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
appropriate findings to designate LOS F as the LOS threshold for this segment of State Route 41. - City of Fresno VMT Guidelines, make clear that any capacity enhancing transportation projects may have a significant VMT impact and be subject to a detailed analysis that would include measuring induced travel likely requiring infeasible VMT mitigation measures. - Considering the <i>Fresno General Plan</i> Circulation Element, the Caltrans State Route 41 TCR and the City of Fresno VMT Guidelines, the traffic impacts at this intersection are considered adverse but unavoidable.				
TRA-3: The Project shall incorporate (or take credit for) the following design features to reduce Project-related VMT: - Incorporate bike lane street design (on-site) - Within the Project, Class II Bikeways exist along portions of Alicante Drive between Via Livorno Lane and approximately 1,600 feet west of Crest View Drive, Clubhouse Drive between Alicante Drive and Queensberry Avenue, Copper River Drive between Friant Road and Maple Avenue and Cedar Avenue between Copper River Drive and Copper Avenue. It is recommended that the Project implement Class II Bikeways within the Project along the remaining lengths of Alicante Drive and Winery Avenue/Road 'G'. - Orient project towards transit, bicycle and pedestrian facilities - This measure applies if a Project is oriented towards a planned or existing transit, bicycle or pedestrian corridor. - This Project has connections to Class I and Class II Bikeways in the vicinity of the Project along Copper Avenue, Willow Avenue and	Project Applicant	Prior to approval of land use entitlement application or issuance of building permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
Shepherd Avenue. Connections also exist to the nearby Lewis S. Eaton Trail and the Fresno-Clovis Rail-Trail. - o Additionally, all major street improvements have been designed to accommodate transit. • Provide pedestrian network improvements - o This mitigation measure provides that all the internal components of a Project are connected with each other and the larger off-site network via pedestrian paths to encourage people to walk instead of drive. - o Within the Project site, pedestrian sidewalks exist along built out portions of Alicante Drive, Clubhouse Drive, Copper River Drive, Cedar Avenue and Maple Avenue. - o Adjacent to the Project site, a Class I Bike Path exists along Copper Avenue between Friant Road and Chestnut Avenue. In the vicinity of the Project site, pedestrian sidewalks exist along portions of Friant Road, Willow Avenue, Copper Avenue, Millbrook Avenue, Cedar Avenue, Maple Avenue, Chestnut Avenue, Olympic Avenue, International Avenue, Behymer Avenue, Sommerville Drive, Audubon Drive, Fresno Street, Blackstone Avenue and Nees Avenue. - o Connections also exist to the nearby Lewis S. Eaton Trail and the Fresno-Clovis Rail-Trail via a Class I Bike Path on Copper Avenue. • Increase destination accessibility - o This mitigation is measured in terms of the number of jobs or other attractions reachable within a given travel time. In this case, it is measured to the downtown Fresno area approximately 11.75 miles away. • Provide traffic calming measures				

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
- o There are four existing roundabouts and three proposed roundabouts within the Project. The four existing roundabouts are located at the intersections of Alicante Drive and Copper River Drive, Alicante Drive and Clubhouse Drive, Crest View Drive and Alicante Drive and Maple Avenue and Copper River Drive. The three proposed roundabouts are located at the future intersections of Road 'G' and New Willow Access Road, Road 'G' and Alicante Drive and Alicante Drive and future internal road. These proposed roundabouts will be completed with the construction of the Project and its internal roads. - o Internal roadways are existing with and proposed to contain marked crosswalks, raised median islands, planter strips with street trees and curves. On-street parking and/or NEV lanes exist on stretches of internal roadways as well. • Increase mix of uses within the project or within the project's surroundings - o The Project consists of multiple land uses as noted in the trip generation in Table 3.17-3. Included in the land uses are park-n-ride lot, single-family detached housing with multiple densities, apartments, city parks and commercial components. • Located project near bike path / bike lane - o The Project has several existing bike paths and lanes in the vicinity. For example, Class II Bikeways exist along portions of Friant Road, Millbrook Avenue, Cedar Avenue, Maple Avenue, Chestnut Avenue, Willow Avenue, Olympic Avenue, International Avenue, Behymer Avenue, Sommerville Drive, Audubon Drive, Fresno Street and Nees Avenue. Similarly, Class I Bikeways exist along portions of Friant Road, Copper Avenue, Willow Avenue, Audubon Drive, Fresno Street and Nees Avenue. Connections also exist to the nearby Lewis S.				

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
Eaton Trail and the Fresno-Clovis Rail-Trail via a Class I Bike Path on Copper Avenue. - o In addition to this, it was recommended that the Project implement Class I Bikeways along its frontages to Copper Avenue and Willow Avenue. Similarly, it is recommended that the Project implement Class II Bikeways along its frontage to Willow Avenue, Copper Avenue, Alicante Drive and Road "G". • Existing park-and-ride lot - o This park-and-ride lot contains 23 parking spots and is located on the southeast corner of Friant Road and Copper Avenue.				
Utilities and Service Systems (Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)				
2.8.1-a: The developer shall construct and/or pay for all facilities necessary to accommodate the impact of connection to the City sewer system and associated wastewater treatment.	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno	
2.8.1-b: The design of necessary collection system improvements is subject to approval by the City. All reasonable effort will be made by the developer and the City to design and stage facilities to maximize value and minimize cost.	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
		and building permits		
2.8.1-d: Treated effluent from the proposed wastewater treatment facility (recycled water) shall be re-used by the project. Land application of recycled water shall be subject to the approval of the City of Fresno and appropriate County and State agencies.	Project Applicant	Ongoing / Prior to approval of land use entitlement application	City of Fresno	
2.8.2-a: Reclaimed water shall be utilized for golf course or landscape irrigation in designated open space areas. These sites shall be fully described and approved by the RWQCB as part of the preliminary discharge permit and it must be shown by soil testing by a qualified engineer that the sites are capable of handling the entire planned disposal flow.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.8.2-b: The spray irrigation system shall be operated so as to minimize contact with the public. Irrigation shall be scheduled for times when the areas are not in use and all irrigation piping shall be clearly marked as not for potable use. The system shall be operated to minimize aerosols, ponding, and runoff of reclaimed water. Operation of the irrigation system by City of Fresno personnel shall be in accordance with guidelines established by DHS.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.8.2-c: Separation of the reclaimed effluent distribution system and the potable water distribution system shall be assured through use of color-coded pipe.	Project Applicant	Ongoing / Prior to	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
Effluent pipelines and hardware shall be appropriately labeled, and backflow prevention devices may be required where a potential cross connection may exist. Minimum separation of potable water and reclaimed water lines shall be as prescribed by City of Fresno and State of California standards.		approval of land use entitlement application and building permits		
2.8.3-a: The developer shall participate in any necessary collection system enhancements subject to full and satisfactory mitigation by the developer of all potentially significant impacts identified by the City of Fresno Department of Public Utilities.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.8.3-b: The developer shall be responsible for all wastewater facility and trunk fees necessary to accommodate the sludge loading.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.8.4-d: Annual nutrient summaries shall be prepared for all turf areas served with reclaimed water. The summaries shall evaluate the needs of the turf, the amount of nutrients applied, and any supplemental fertilizers applied. The amount of treated effluent applied shall be adjusted based on the turf nutrient requirements.	Project Applicant	Ongoing	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
2.8.5-a: The developer shall be responsible for the following mitigation measure to be included as a condition of approval of the conditional use permit for the wastewater treatment plant: Monitoring groundwater, including nitrogen content, has been proposed as a mitigation measure for this project (see above mitigation for groundwater degradation caused by infiltration of diluted treated effluent). Measurements shall be taken each calendar quarter by City of Fresno personnel or a qualified consultant. Should the monitoring tests exceed nitrogen standards, a denitrification process shall be started at the wastewater treatment facility. The plant design shall incorporate a denitrification process that shall denitrify the treated effluent to the 10 mg/l total nitrogen level.	Project Applicant	Ongoing	City of Fresno	
2.9.1-a: Establish a development fee for the project's fair share of the City's surface water treatment plant construction and expansion.	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.1-c: Technical water supply information shall be submitted which demonstrates residential and commercial uses and corresponding water requirements.	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
2.9.1-d: The developer shall commit to plan and maintain on-site recharge basins and lakes to ensure that necessary recharge can be accomplished over the life of the project.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.1-e: The developer shall prepare a water master plan for approval by the City in accordance with City requirements.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.2-a: New wells shall be placed a minimum of 500 feet from the project boundaries where there is an adjoining proximate off-site well, in order to preclude drawdown in off-site wells due to pumpage of new public supply wells in the project. In addition, new public supply wells on the project site shall include a test well and monitoring of a sufficient number of adjoining proximate off-site wells as determined by the City to determine potential drawdown in the off-site wells. Should adverse effects on adjoining proximate off-site wells be determined, the public supply wells shall be relocated or otherwise mitigated to preclude such adverse impacts.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
2.9.2-b: Locate domestic water wells in accordance with the recommendations contained in the report <i>Groundwater Conditions at the Copper River Ranch</i> , prepared by Kenneth D. Schmidt and Associates, May, 2000.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.2-c: If water yields from adjacent private wells are determined by the City Department of Public Utilities in consultation with the Fresno County Department of Community Health to have been adversely affected by the project, the developer shall improve the private well to standards acceptable to the City, or connect the user to the project water system.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.3-a: Should any existing community water supply well exceed the DBCP MCL as detected in regular monitoring, granular activated carbon treatment or other acceptable technology shall be required to be consistent with CCR Title 22 requirements.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.3-b: Should any existing community water supply well exceed the uranium MCL as detected in regular monitoring, the contaminated well water shall be blended with other on-site groundwater supplies to reduce the contamination level below the MCL at all times. A State DHS-approved blending program shall be implemented to meet this requirement. The effectiveness of the program	Project Applicant	Ongoing / Prior to approval of land use entitlement application	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
shall be supported by on-going monitoring at State-specified frequencies and locations.		and building permits		
2.9.3-c: Should other contaminants be identified in the future, remediation shall be resolved in accordance with CCR Title 22 requirements.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.4-a: Monitoring groundwater, including nitrogen content, has been proposed as a mitigation measure for this project (see mitigation for groundwater degradation caused by infiltration of diluted treated effluent, in Section 2.8). Measurements shall be taken each calendar quarter by City of Fresno personnel or a qualified consultant. Should the monitoring tests exceed nitrogen standards, a denitrification process shall be started at the wastewater treatment facility. The plant design shall incorporate a denitrification process that shall denitrify the treated effluent to the 10 mg/l total nitrogen level.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.6-a: Grading plans shall demonstrate that all areas of irrigated turf or other open space receiving reclaimed water drain away from FMFCD basins, except in extraordinary wet years (10-year frequency storms) when on-site lakes may fill from stormwater and utilize the FMFCD basins.	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno	

Mitigation Measure		Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
Utilities and Service Systems					
HYD – 2A: The Project will implement the City of Fresno Water Conservation Program, including implementation of the State’s Water Efficient Landscape Ordinance. The California Water Conservation Act mandates a 20 percent reduction in water usage. The Developer will meet the reduction target with measures applicable to new and existing development. Reductions beyond the state mandated 20 percent are possible with the use of building and landscaping water conservation features. The reductions from buildings can be achieved with high efficiency toilets, low-flow faucets, and water-efficient appliances such as dishwashers. Water savings from landscaping would be achieved primarily through the use of drought-tolerant landscaping or xeriscaping.		Project Applicant	Prior to issuance of grading or building permits	City of Fresno	
HYD – 2B: The total Project area considered for water supply requirements consists of an original Project area of 706 acres and new Project area of 109 acres. The City has previously established water supply requirements for the original Project area of 706 acres and memorialized them in a Water Supply Implementation Agreement. For the new Project area, the Developer shall pay the Water Capacity Fee, as specified in the City’s Master Fee Schedule, for all new connections to the City’s water system.		Project Applicant	Prior to approval of land use entitlement application	City of Fresno	

Chapter 1

INTRODUCTION

CHAPTER ONE - INTRODUCTION

1.0 Introduction

This Environmental Impact Report (EIR) has been prepared as a Subsequent EIR (SEIR or Draft SEIR) to the City of Fresno's Final Environmental Impact Report (State Clearinghouse number 2000021003) for the Copper River Ranch Project that was certified by the City in 2003 (2003 FEIR). The 2003 FEIR analyzed the potential environmental impacts associated with construction and operation of up to 2,837 residential units and approximately 250,000 square feet (60 acres) of commercial development on approximately 706.5 acres within the boundary of the original Copper River Ranch development. The Copper River Ranch development is generally situated between Friant Road, Copper Avenue, Willow Avenue and Silaxo Road (alignment) within the City limits of Fresno. This SEIR discusses the potential environmental impacts of changes to the Project description as well as changes to the regulatory setting and physical environment that have occurred since the 2003 FEIR was certified. The full description of the changes and additions to the Project is included in Chapter Two – Project Description. The City of Fresno is the Lead Agency for this SEIR pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

Project History and Environmental Background

In January of 2000, Copper River Ranch LLC (original Project Applicant) submitted a General Plan Amendment / Rezoning application to Fresno County. These applications were approved by the Fresno County Board of Supervisors in December of 2000 and a Final Program EIR was certified by the Board. In August 2002, the Fresno County Local Agency Formation Commission (LAFCo) included the site within the Sphere of Influence boundary for the City of Fresno. In addition, the site was designated for urban development by the 2025 City of Fresno General Plan. In 2003, the City of Fresno prepared and certified an EIR (previously referred to herein as the 2003 FEIR) for the Project and the site was annexed into the City. The site has been in a state of development since 2004 and today, there are commercial and single family uses on the site.

The Copper River Ranch Project has been building out / developed since 2004 in general conformance to what was analyzed in the 2003 FEIR. However, as development has occurred there have been some minor changes with regard to subdivision layouts, number of units, and some minor changes to locations of commercial/office. In addition, there are approximately 109 acres that were not studied as part of the 2003 FEIR for which the Project Applicant proposes to develop now or in the future. As such, those areas will require additional evaluation. This SEIR includes a full evaluation of the "new" Project areas as well as minor changes to the existing

development. Refer to Chapter Two – Project Description for the full description of the changes to the Project.

CEQA Updates Since Certification of the 2003 FEIR

As discussed herein, the Project was authorized in 2003 and the Project remains substantially built out in conformance to what was environmentally reviewed in 2003. However, in the intervening years, several changes have been made to the CEQA Guidelines, regulatory and statutory requirements, special status species lists, as well as the environmental setting. The CEQA Guidelines Appendix G Checklist Form was updated to address the analysis and mitigation of greenhouse gas emissions (March 18, 2010) and include questions related to impacts to tribal cultural resources (September 27, 2016). On December 28, 2018, a comprehensive update to the State CEQA Guidelines became effective, which addressed legislative changes to the CEQA statute, clarified certain portions of the existing CEQA Guidelines, and updated the CEQA Guidelines to be consistent with recent court decisions, including but not limited to the incorporation of energy as new topic addressed by the CEQA Guidelines. The topic of Wildfire was also added to the 2019 CEQA Guidelines as a stand-alone topic. In addition, there have been changes to protected and/or special status species lists (e.g. Valley Elderberry Long-Horned Beetle has been removed, San Joaquin Kit Fox has been added, etc.). This SEIR addresses these changes, minor updates to other environmental topics, and the Project Description modifications. In addition, this SEIR evaluates the status of the previous 2003 FEIR mitigation measures and their applicability to the proposed Project.

Purpose, Scope and Legal Authority

The Lead Agency has determined that Project modifications or changed circumstances have occurred and/or new information has become available following the previous discretionary approval, and these changes trigger the need for additional environmental review. Pursuant to the State CEQA Guidelines, a Lead Agency must prepare a Subsequent EIR for a previously-certified EIR when any of the following criteria set forth in CEQA Guidelines Section 15162(a)(1-3) would occur:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement

of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified shows any of the following:
- a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Therefore, the City has prepared this Subsequent EIR for the Project. Refer to Section 1.5 – Organization and Scope for more information pertaining to the contents of the SEIR.

Documents Incorporated by Reference

As previously discussed, the original Copper River Ranch Project environmental impacts were evaluated in the 2003 FEIR prepared by the City of Fresno (EIR No. 10126, State Clearinghouse No. 2000021003). That document and associated findings are herein incorporated by reference pursuant to CEQA Guidelines Section 15150 and is available for review at the City of Fresno Planning and Development Department located at 2600 Fresno Street, Room 3065, Fresno, CA 93721.

1.1 Purpose of an EIR

Preparation of an EIR is required by CEQA prior to approving any project that may have a significant impact on the environment. For the purposes of CEQA, the term "project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a

reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]).

This Draft SEIR has been prepared according to CEQA requirements to evaluate the potential environmental impacts associated with the implementation of the Project. The Draft SEIR also proposes mitigation measures that will offset, minimize, or otherwise avoid significant environmental impacts. This Draft SEIR has been prepared in accordance with CEQA, California Resources Code Section 21000 et seq.; the Guidelines for the California Environmental Quality Act (California Code of Regulations, Title 14, Chapter 3); and the rules, regulations, and procedures for implementing CEQA as adopted by the Lead Agency.

An EIR must disclose the expected direct and indirect environmental impacts associated with a project, including impacts that cannot be avoided, growth-inducing effects, impacts found not to be significant, and significant cumulative impacts, as well as identify mitigation measures and alternatives to the proposed project that could reduce or avoid its adverse environmental impacts. CEQA requires government agencies to consider and, where feasible, minimize environmental impacts of proposed development.

1.2 Intended Uses of the EIR

The City of Fresno, as the Lead Agency, has prepared this SEIR to provide the public and responsible and trustee agencies with an objective analysis of the potential environmental impacts resulting from implementation of the Project. The environmental review process enables interested parties to evaluate the proposed Project in terms of its environmental consequences, to examine and recommend methods to eliminate or reduce potential adverse impacts, and to consider a reasonable range of alternatives to the Project. While CEQA requires that consideration be given to avoiding adverse environmental effects, the Lead Agency must balance adverse environmental effects against other public objectives, such as economic and social benefits of a project, in determining whether a project should be approved.

This SEIR will be used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with the Project. Subsequent actions that may be associated with the Project are identified in Chapter Two, Project Description.

1.3 Known Responsible and Trustee Agencies

The term “Responsible Agency” includes all public agencies other than the Lead Agency that have discretionary approval power over the project or an aspect of the project (CEQA Guidelines Section 15381). For the purpose of CEQA, a “Trustee” agency has jurisdiction by law over natural

resources that are held in trust for the people of the State of California (CEQA Guidelines Section 15386). Other than approvals from the City of Fresno, the Project will require various approvals, permits, entitlements and/or coordination (e.g. air quality permits, water quality permits, etc.) as follows:

- Compliance with other federal, state and local requirements such as the San Joaquin Valley Air Pollution Control District for a dust control plan and the Regional Water Quality Control Board for a Stormwater Pollution Prevention Plan.
- City of Fresno Department of Public Utilities (Water, Sewer and Solid Waste)
- Fresno Irrigation District
- Fresno Metropolitan Flood Control District
- City of Fresno Fire Department
- City of Fresno Public Works Department
- Clovis Unified School District
- Fresno County Environmental Health
- California Department of Transportation (Caltrans)

1.4 Environmental Review Process

The review and certification process for the SEIR has involved, or will involve, the following general procedural steps:

Notice of Preparation

The Lead Agency circulated a Notice of Preparation (NOP) of an SEIR for the proposed Project on July 31, 2020 for a 30-day public review period to trustee and responsible agencies, the State Clearinghouse, and the public. A scoping meeting (conducted virtually via a “Zoom” meeting) was held on August 20, 2020. No public or agency comments on the NOP related to the SEIR analysis were presented or submitted during the scoping meeting.

Draft SEIR

The purpose of a Subsequent EIR is to examine and disclose the impacts of a project when a project has been modified to the extent that it could result in new or substantially more severe impact than what was previously analyzed in a previous EIR. As such, this SEIR examines the potential impacts of the proposed modifications to the Copper River Ranch Project. Information and analysis from the 2003 FEIR that is relevant to the analysis of the Project modifications is briefly summarized or described rather than repeated. This Subsequent EIR is intended to:

- Address Project modifications (such as the proposed General Plan Amendments and proposed land use changes), changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the prior document was certified, as required under CEQA Guidelines Section 15162;
- Address new CEQA requirements, such as greenhouse gas emissions, tribal cultural resources and other CEQA topics that have been added since 2003;
- Address new or substantially more severe significant environmental effects related to proposed Project modifications;
- Recommend mitigation measures to avoid or lessen impacts associated with any new or substantially more severe significant environmental effects; and
- Update the impact analysis and mitigation measures where conditions have changed since the certification of the 2003 FEIR.
- Evaluate the previous 2003 FEIR mitigation measures to determine their status and applicability to the proposed Project.

An analysis was conducted to compare the proposed Project with the Project analyzed in the 2003 FEIR in order to assess the proposed Project's consistency with the Project analyzed in the 2003 FEIR and determine which environmental topics warranted further analysis in this Subsequent EIR (see Section 1.5 Organization and Scope).

Upon completion of the Draft SEIR, the Lead Agency will file the Notice of Completion (NOC) with the State Clearinghouse of the Governor's Office of Planning and Research and will publish/circulate the SEIR to begin the public review period.

Public Notice/Public Review

Concurrent with the NOC, the Lead Agency will provide a public notice of availability for the Draft SEIR, and invite comment from the general public, agencies, organizations, and other interested parties. Consistent with CEQA requirements, the review period for this Draft SEIR is forty-five (45) days. Public comment on the Draft SEIR will be accepted in written form. All comments or questions regarding the Draft SEIR should be addressed to:

Israel Trejo
City of Fresno Planning and Development
2600 Fresno Street, Room 3065
Fresno, CA 93721
(559) 621-8277
Israel.Trejo@fresno.gov

Responses to Comments/Final EIR

Following the public review period, a Final SEIR will be prepared. The Final SEIR will respond to written comments received during the public review period and to oral comments during such review period.

Certification of the EIR/Project Consideration

The City of Fresno will review and consider the Final SEIR. If the Fresno City Council (Council) finds that the Final EIR is "adequate and complete," the Council may certify the Final SEIR in accordance with CEQA. As set forth by CEQA Guidelines Section 15151, the standards of adequacy require an EIR to provide a sufficient degree of analysis to allow decisions to be made regarding the proposed Project that intelligently take account of environmental consequences.

Upon review and consideration of the Final SEIR, the Council may take action to approve, revise, or reject the Project. A decision to approve the proposed Project, for which this SEIR identifies significant environmental effects, must be accompanied by written findings in accordance with State CEQA Guidelines Sections 15091 and 1509 and a statement of overriding consideration made in accordance with State CEQA Guidelines Section 15093. A Mitigation Monitoring and Reporting Program (MMRP) would also be adopted in accordance with Public Resources Code Section 21081.6(a) and CEQA Guidelines Section 15097 for mitigation measures that have been incorporated into or imposed upon the Project to reduce or avoid significant effects on the environment. The Mitigation Monitoring and Reporting Program will be designed to ensure that these measures are carried out during Project implementation, in a manner that is consistent with the SEIR.

1.5 Organization and Scope

Sections 15122 through 15132 of the State CEQA Guidelines identify the content requirements for Draft and Final EIRs. An EIR must include a description of the environmental setting, an environmental impact analysis, mitigation measures, alternatives, significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. This Draft SEIR is organized in the following manner:

Executive Summary

The Executive Summary summarizes the characteristics of the proposed Project, known areas of controversy and issues to be resolved, and provides a concise summary matrix of the Project's environmental impacts and potential mitigation measures. This chapter identifies alternatives that reduce or avoid at least one significant environmental effect of the proposed Project.

Chapter 1.0 – Introduction

Chapter 1.0 briefly describes the proposed Project, the purpose of the environmental evaluation, identifies the lead, trustee, and responsible agencies, summarizes the process associated with preparation and certification of an EIR, identifies the scope and organization of the Draft SEIR, and summarizes the NOP.

Chapter 2.0 – Project Description

Chapter 2.0 provides a detailed description of the proposed Project, including the location, intended objectives, background information, the physical and technical characteristics, including the decisions subject to CEQA, subsequent Projects and activities, and a list of related agency action requirements.

Chapter 3.0 – Environmental Setting, Impacts and Mitigation Measures

Chapter 3.0 contains an analysis of environmental topic areas as identified below. The new or updated sections will be organized as follows:

Environmental and Regulatory Setting. Each environmental topic includes a description of the existing environmental setting as it pertains to the topical area as well as a description of the regulatory environment that may be applicable to the Project.

Impacts and Mitigation Measures. Each environmental topic includes the thresholds of significance by which impacts are determined, a description of Project-related impacts associated with the environmental topic, identification of appropriate mitigation measures, and a conclusion as to the significance of each impact. Cumulative impacts are also addressed at the end of each impact section. Each impact topic will contain an analysis of impacts related to the changes in the Project description as described in Chapter Two – Project Description.

As previously described, this SEIR has been prepared because the City determined that changes to and circumstances surrounding the 2003 FEIR have occurred and new information has become available since the City certified the 2003 FEIR. Moreover, the City evaluated the impacts of the proposed updated Project description and determined that impacts of the updated Project were not previously examined in the 2003 FEIR and may be potentially significant. Therefore, in addition to the CEQA Appendix G checklist topics, the following additional checklist questions are addressed for each topic:

- o Is the proposed Project within the scope of the 2003 FEIR?
- o Will the Project cause any additional significant effect on the environment not examined in the 2003 FEIR?
- o Is there any new information or project component requiring new analysis?
- o Did the 2003 FEIR mitigation measures fully address the impacts of the proposed Project? (This includes a discussion/analysis on the current status of 2003 FEIR mitigation measures and their applicability, as well as any new mitigation measures that are required.)

Chapter 4.0 – Project Alternatives

Chapter 4.0 provides a comparative analysis between the merits of the proposed Project and the selected alternatives. State CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the Project, which could feasibly attain the basic objectives of the Project and avoid and/or lessen any significant environmental effects of the Project.

Chapter 5.0 – Other CEQA-Required Topics

Chapter 5.0 evaluates and describes the following CEQA required topics: growth-inducing effects, significant and irreversible effects, significant and unavoidable impacts, substantial adverse effects on fish, wildlife, and plan species, substantial adverse effects on human beings, and effects not found to be significant.

Chapter 6.0 – Report Preparers

Chapter 6.0 lists all authors and agencies that assisted in the preparation of the Draft SEIR, by name, title, and company or agency affiliation.

Appendices

This section includes the 2003 FEIR, the Project NOP and technical studies.

1.6 – Summary of Comments Received on the Notice of Preparation

Three NOP comment letters were received during the 30-day NOP public review period as follows:

1. **Native American Heritage Commission** – provided information about the tribal consultation process (AB 52 and SB 18). (August 4, 2020)

2. **California Department of Conservation (Geologic Energy Management Division)** – the letter indicated that there are no known oil or gas wells identified within the Project boundaries and also provided information pertaining to potential (unknown) underground wells that may be encountered during construction. (August 17, 2020)
3. **Fresno County Environmental Health** – provided information about the use and handling of potentially hazardous materials and listed potential measures to protect groundwater and to reduce noise impacts. (August 18, 2020)
4. **Fresno Metropolitan Flood Control District** – provided information on flood control facilities in the Project area, applicable regulations, and methodologies that should be used when evaluating flood/stormwater impacts associated with the Project. (August 26, 2020)
5. **Caltrans** – provided methodologies that should be used in the Project traffic analysis and provided recommendations on intersections/roadways to include in the analysis. (August 28, 2020)
6. **San Joaquin Valley Air Pollution Control District** – provided the Air District's list of applicable rules and regulations as well as the methodologies that should be used in the Project air analysis. (August 31, 2020)

Chapter 2

PROJECT DESCRIPTION

Project Description

2.1 Project Location and Surrounding Land Use

As described in Chapter One – Introduction, the proposed Copper River Ranch Project consists of two areas of development. The first consists of adding approximately 109 acres to the Copper River Ranch development that were not included in the original 2003 Copper River Ranch FEIR. The second consists of proposed land use designation changes within the existing 706.5 acre Copper River Ranch Development.

New Areas of Development

The proposed new areas of development would occur on approximately 109 acres adjacent and east of the existing Copper River Ranch footprint. The new 109-acre development area has been mostly disturbed (graded, disced, or developed) and supports residential development, portions of a golf course, and disturbed land with patches of ruderal vegetation. The proposed new development area is surrounded by residential development to the north; residential development, portions of a golf course, and disturbed land to the south; orchards, residential development, portions of a golf course, and disturbed land to the east; and residential development, commercial development, portions of a golf course, and disturbed land to the west.

Refer to Figure 2-1: Regional Map, Figure 2-2: Vicinity Map and Figure 2-3: Exhibit Map for Project location. The area shown with the solid red line in Figure 2-3 is the new 109 acres that is being evaluated along with the land use changes within the existing development.

Existing Copper River Ranch Development

The existing Copper River Ranch development area consists of approximately 706.5 acres situated generally between Friant Road, Copper Avenue, Willow Avenue and Silaxo Road. The existing development has been building out / developed since the original EIR was approved in 2003. The area consists of residential housing, commercial establishments, a golf course, parks/trails and related improvements. The proposed changes within the existing development are described in Section 2.2 of this Chapter.

Figure 2-1: Regional Map

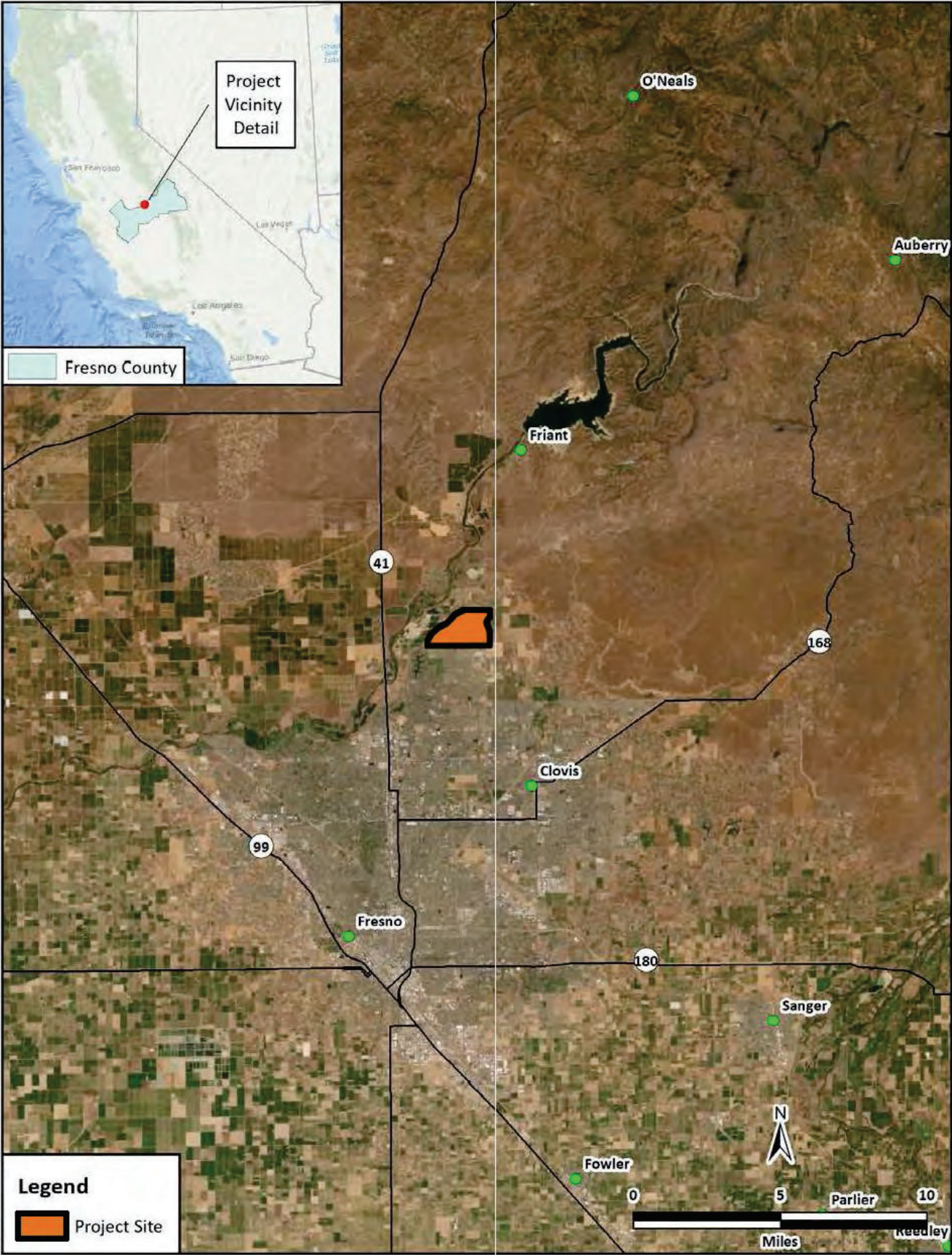


Figure 2-2: Vicinity Map

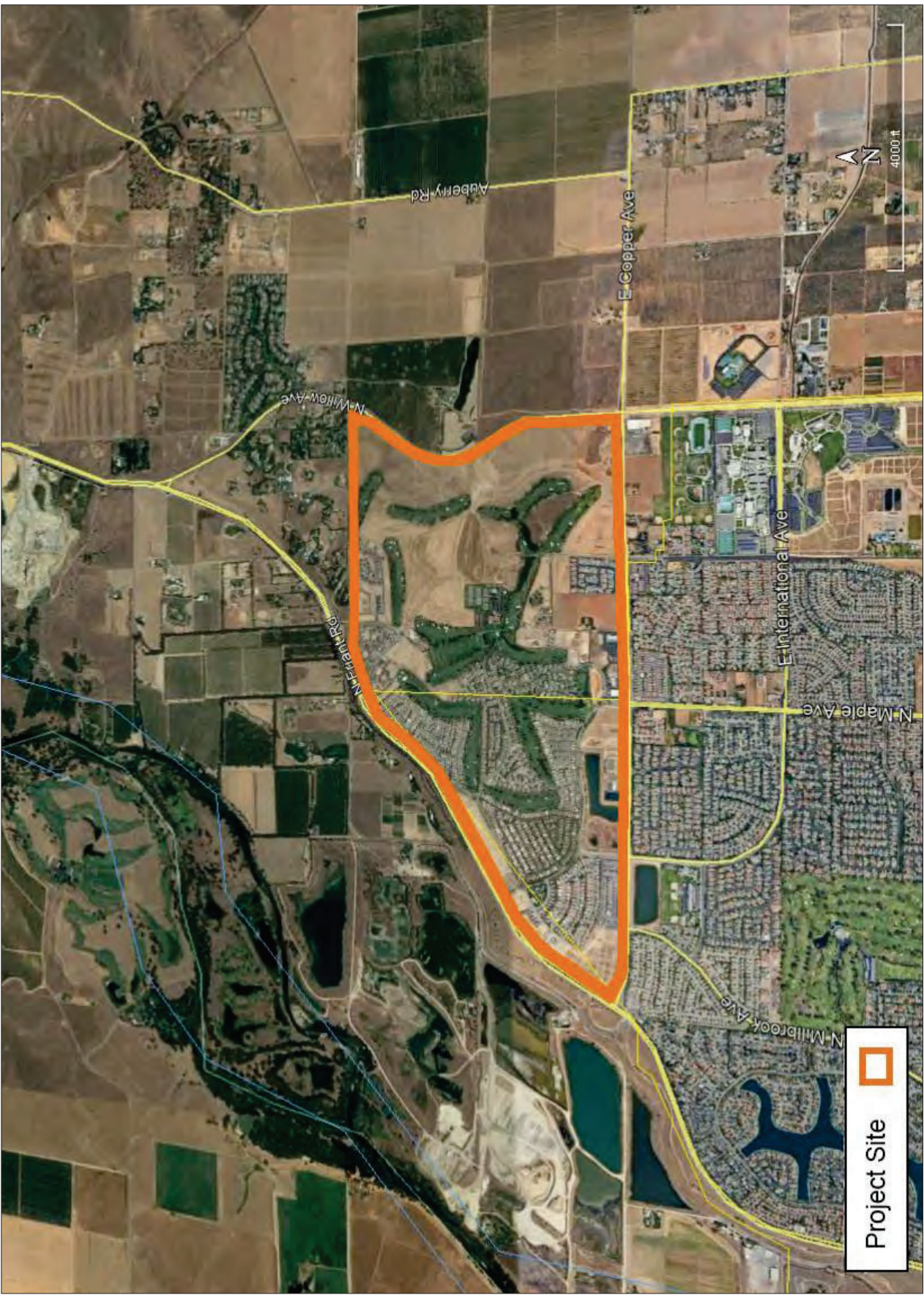
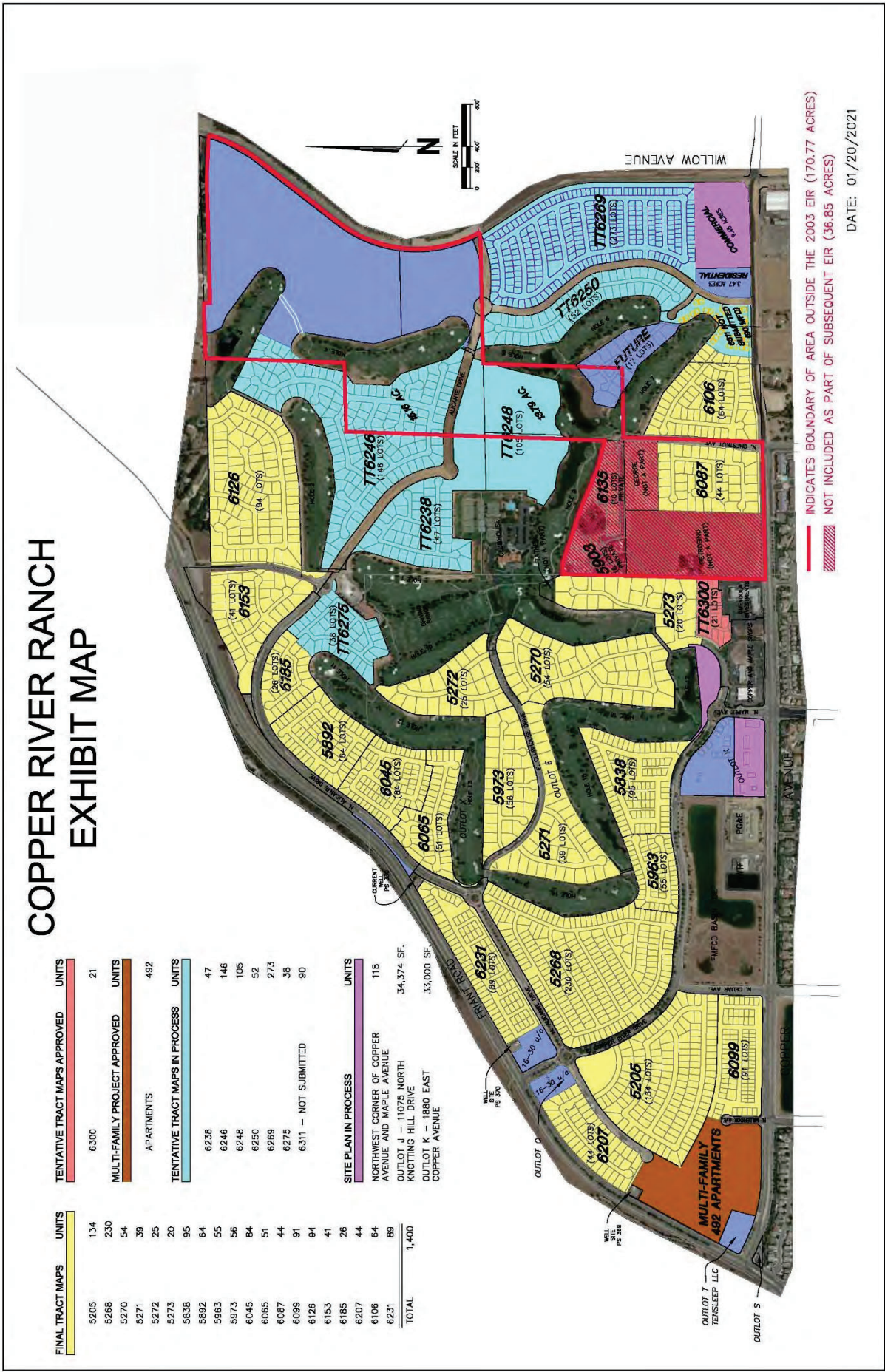


Figure 2-3: Exhibit Map



2.2 Project Description

Environmental Background

The existing Copper River Ranch Development was originally submitted to and approved by the County of Fresno Board of Supervisors in 2000. The Project was designated and zoned for a mixture of uses including commercial, multifamily residential, and single family residential. In 2001, the City of Fresno initiated the update of their General Plan and wanted to include the Copper River Ranch area. Work on the General Plan update was completed, and the Plan was approved in 2002. The Copper River Ranch Project was approved in 2003 by the Fresno City Council, and the area was annexed into the Fresno City limits. The Project has been in a state of development since 2004 and today, there are commercial and residential uses on the Project site.

The City of Fresno prepared and certified an Environmental Impact Report (No. 10126) for the Copper River Ranch Project (State Clearinghouse #2000021003), adopted in 2003. That EIR analyzed the impacts of the following:

- 2,837 residential units on 706 acres
- 250,000 square feet of office/commercial (60 acres)

The Copper River Ranch Project has been building out / developed since that time in general conformance to what was analyzed in the 2003 EIR. However, as development has occurred there have been some minor changes with regard to subdivision layouts, number of units, and some minor changes to locations of commercial/office. In addition, there are approximately 170.77 acres that were not studied as part of the 2003 EIR for which the Project Applicant proposes to develop now or in the future approximately 109 acres of the 170.77 acres. As such, those areas required additional environmental evaluation, and the SEIR includes a full evaluation of the “new” Project areas as well as all proposed land use changes and associated maps. The remaining approximately 62 acres of the 170.77 acres is not included in this study and is comprised of a hatched area of 36.85 acres and golf course area of 25.08 acres per Figure 2-3. Figure 2-3 also shows the locations of final tract maps, tentative tract maps approved, tentative tract maps in process, site plans in process, and depicts the boundary of “new” Project areas that have been evaluated in this SEIR.

Proposed Project

As described in Chapter One – Introduction, the proposed Copper River Ranch Project consists of two areas of development. The first consists of adding approximately 109 acres to the Copper River Ranch development that were not included in the original 2003 Copper River Ranch EIR. The second consists of proposed land use designation changes within the existing 706.5-acre Copper River Ranch Development. These Project components are described below.

New Areas of Development

The approximately 109 acres of new development areas are proposed to be developed with a variety of housing types. The breakdown of the approximately 109 acres of new development is shown in Table 2-1 and Table 2-2 and is summarized as follows:

- 11.86 acres of Parcel 14 – existing medium-low density residential with no proposed land use change
- 48.27 acres of Parcel 15 – existing medium-low density residential with no proposed land use change
- 3.6 acres of Parcel 7 – existing medium density residential proposed for low density residential
- 15.16 acres of Tract 6246 (portion) - existing medium-low density residential with no proposed land use change
- 13.79 acres of Tract 6248 (portion) – existing medium density residential with no proposed land use change
- 2.2 acres between holes 3 and 4 – existing medium-low density residential with no proposed land use change
- 13.96 acres of Tract 6087

Existing Copper River Ranch Development

The Applicant is proposing to modify the existing General Plan designations to reflect both the actual built out conditions of Copper River Ranch today and to identify any proposed land use designations and zone districts that are planned for the future. The proposed changes to the existing land use designations, zoning, and tentative tract maps are shown in Table 2-1 (Proposed Land Use Changes) and Table 2-2 (No Proposed Land Use Changes). These are also depicted in Figure 2-4: Parcel Locations and General Plan Designations (1 of 2) and Figure 2-5: Parcel Locations and General Plan Designations (2 of 2).

**Table 2-1
Proposed Land Use Changes**

Parcel No.	Acres	Existing Land Use Designation	Proposed Land Use Designation	Existing Zoning	Proposed Zoning
1	10.16	Med DR	Low DR	RS5	RS3
2	4.53	Gen Comm	Low DR	GC	RS3
3	1.17	Comm Comm	Low DR	CC	RS3
4**	2.07	Golf Course	Med Low DR	OS	RS3
5	16.21	Med DR	Low DR	RS5	RS3
7**	9.22	Med DR	Low DR	RS5	RS4
9	7.23	Med High DR	Med DR	RM1	RS5
10***	0.79	Med High DR	Med Low DR	RM1	RS3
10***	2.68	Med High DR	Comm Comm	RM1	CC
11	7.11	Comm Comm	Urban Neighbor	CC	RM2
12****	2.68	Comm Comm	Med Low DR	CC	RS3
19	1.06	Comm Comm	Urban Neighbor	CC	RM2
20	0.93	Med DR	Urban Neighbor	RS5	RM2
Total Acres:	65.84				

* See Figures 2-4 and 2-5 for parcel locations

** Portions not within the original 2003 EIR study area.

*** Portion of a total 3.47 acres for Parcel 10

**** Portion of a total 9.45 acres for Parcel 12

Table 2-2
No Proposed Land Use Changes

Parcel No.	Acres	Existing Land Use Designation	Existing Zoning
6	6.11	Med DR	RS5
8**	28.46	Med Low DR	RS4
12***	6.77	Comm Comm	CC
13	32.61	Med DR	RS5
14**	11.86	Med Low DR	RS4
15**	48.27	Med Low DR	RS4
16**	32.59	Med Low DR	RS4
17**	12.23	Med Low DR	RS4
Total Acres:	178.9		

* See Figures 2-4 and 2-5 for parcel locations

** Portions not within the original 2003 EIR study area.

*** Portion of a total 9.45 acres for Parcel 12

Summary of Proposed Land Use Changes

Figures 2-4 and 2-5 show the locations of the parcels identified in the tables above. The proposed changes/additions to the Copper River Ranch Project will not substantially increase the overall unit count that was originally analyzed in the 2003 FEIR. As previously discussed, the 2003 FEIR evaluated the impacts of development of up to 2,837 residential units (1,192 single-family units and 1,645 multi-family units). The proposed Project could result in the development of up to 3,216 total housing units within the proposed Development. Thus, the total number of “new” units at full buildout beyond what was analyzed in the 2003 FEIR is 379 additional units. The additional 379 units is derived by taking the difference between the 2003 FEIR total buildout (2,837 units) and the proposed number of units (3,216). Although only 379 units are being added to the development, this SEIR evaluates the impacts of all 3,216 units.

The changes are summarized as follows:

1. The changes will affect fourteen (14) different parcels, for a total of 65.84 acres.
2. Of the 65.84 total acres, 46.29 acres will have a reduction in residential density.

3. Of the 65.84 total acres, 19.55 acres will be proposed for an increase in residential density.
4. There are eight (8) parcels with no proposed land use changes, which have a total of 178.90 acres.
5. There are 108.84 acres that were not studied as part of the 2003 FEIR study area. The breakdown of that acreage is found on page 2-6.

Density/Number of Lots/Maps

Within the original Copper River Ranch Project area (2003 FEIR study area), the current count (as of Year 2021) of approved single-family residential units is 1,400 (see Figure 2-3) and multi-family family residential is 492.

Based on the tentative tract maps currently submitted for processing as outlined below (or to be submitted), the proposed number of lots outside of the original 2003 FEIR study area is 102 single-family units; the remainder of the proposed lots are within the 2003 FEIR study area. As shown in Figure 2-3, there are 49 single-family units as part of Tract 6246 and 53 single-family units as a part of Tract 6248 that are outside of the original 2003 FEIR study area. In addition, the changes to Parcel 11 will result in additional multi-family units (range of 102 – 191 units), the analysis of which is included in this current SEIR. The remaining acreage outside of the 2003 FEIR study area is not currently proposed to be mapped. Tentative tract maps will be submitted for that area at some time in the future.

The easterly half of Copper River Ranch may be developed with additional blended densities with properties within the westerly half of Copper River Ranch. Any density-transfers will be submitted for approval to the City of Fresno Planning and Development Department and as allowed pursuant to a future Planned Development Permit. Calculations will be provided as tracts are developed.

Currently there have been 492 multi-family units conditionally approved on the westerly half of Copper River Ranch. Additional multi-family units are proposed within the easterly half of Copper River Ranch (Parcel 6).

Figures 2-4 and 2-5 depict the parcel locations and General Plan designations within the Project area. A general description of each tract is provided below:

- **Tract 6238** – Proposed 47 single-family low density residential lots. It is a total of 15.86 acres with 10.16 acres as medium-density residential (Parcel 1), 4.53 acres as General Commercial (Parcel 2), and 1.17 acres as Community Commercial (Parcel 3). As noted

on Table 2-1, the General Plan designation proposed for this property is low density residential. The Owner/Applicant processing the tentative tract map is Gary McDonald Homes.

- **Tract 6246** – Proposed 146 single-family medium low density residential lots. It is a total of 46.89 acres, with 44.82 acres planned medium low residential and 2.07 acres planned Golf Course (Parcel 4). As noted on Table 2-1, 2.07 acres of this property is proposed to be amended to medium-low density residential. The Owner/Applicant processing the tentative tract map is Gary McDonald Homes.
- **Tract 6250** – Proposed 52 single-family low density residential lots. It is currently 16.21 acres of medium-density residential (Parcel 5). As noted on Table 1, the General Plan designation proposed for this property is low density residential. The Owner/Applicant processing the tentative tract map is Granville Homes.
- **Parcel 6 (Tract 6311)** – Proposed 6.11 acres of medium-density residential. The Owner/Applicant processing the map is Granville Homes.
- **Tract 6248** – Proposed 28.46 acres as medium-low density residential (Parcel 8). The Owner/Applicant processing the site plan is Granville Homes.
- **Tract 6269** – Proposed 273 single-family medium-density residential lots within 39.84 acres with 32.61 as medium-density residential (Parcel 13) and 7.23 acres as medium-high density residential (Parcel 9). As noted on Table 2-1, 7.23 acres of this property is proposed to be amended to medium-density residential. The Owner/Applicant processing the tentative tract map is Wathen Castanos Homes.
- **Parcel 11 (Portion of Outlot K)** – Proposed multi-family units on 7.11 acres. Apartments would occupy 3.9 acres and duplexes would occupy 2.45 acres for a total unit density of between 102 and 191 units total. The southerly portion of Outlot K (shown as Parcel 18) will remain designated for commercial uses and is proposed for 33,000 square feet of commercial.

There are currently no maps for Parcels 10, 14, and 15. In addition to the tract maps above, this CEQA document analyzes future development on said parcels which are both within and outside the 2003 FEIR study area. Currently there is not an approved conceptual alignment for

Road G (north) which would potentially extend from the intersection of Winery Avenue (Road G) and Alicante Drive, north to Parcels 14 and 15, with anticipated exit/entrance to Willow Avenue subject to approval by the Department of Public Works. Winery Avenue (Road G) south of Alicante Drive is a 13 ft wide lane in each direction with 7 ft wide shoulders. It is anticipated the conceptual alignment for Road G will be developed with the future tentative tract maps in Parcels 14 and 15 and will be analyzed at that time.

Figure 2-4: Parcel Locations and General Plan Land Use Designations (1 of 2)

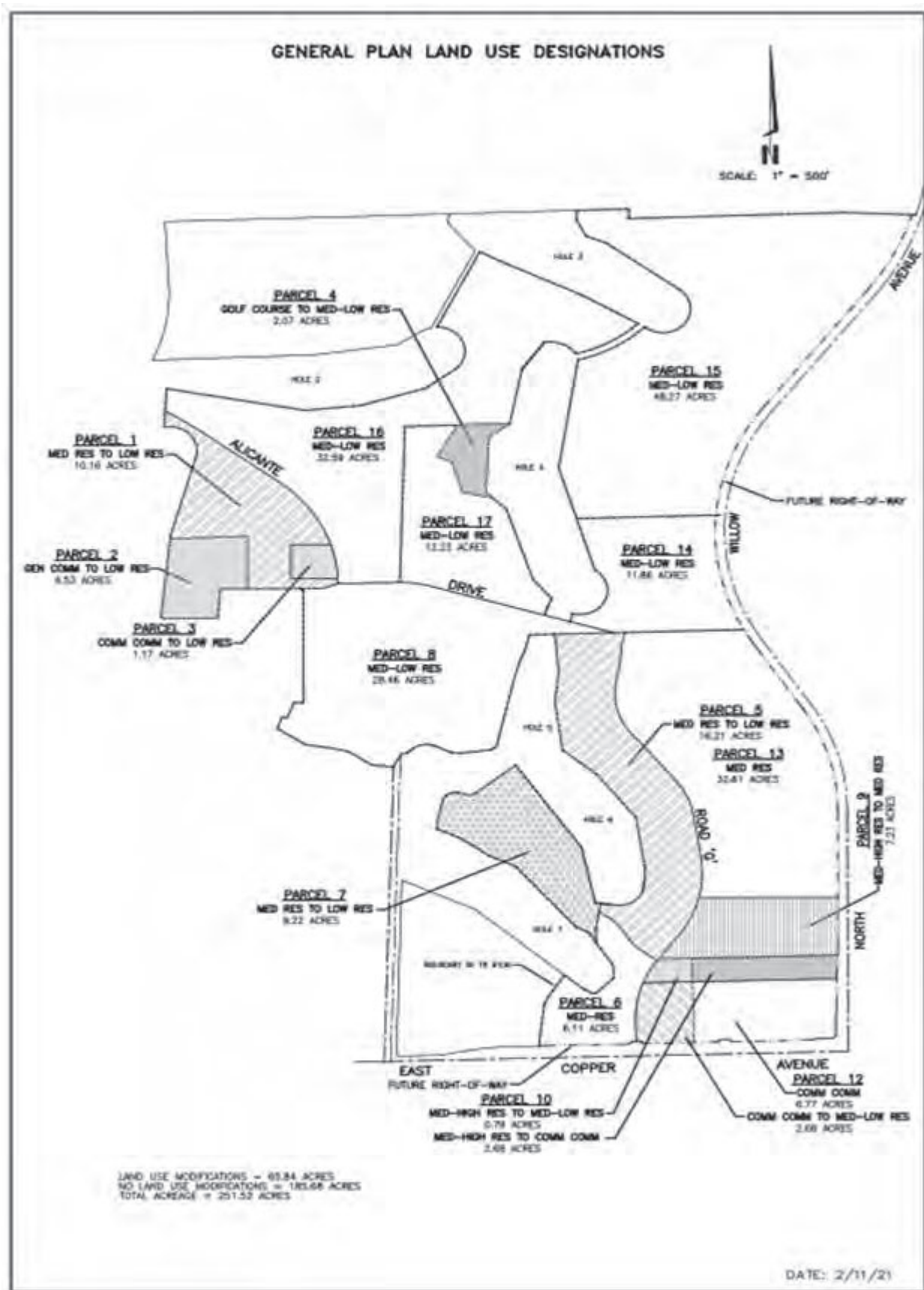
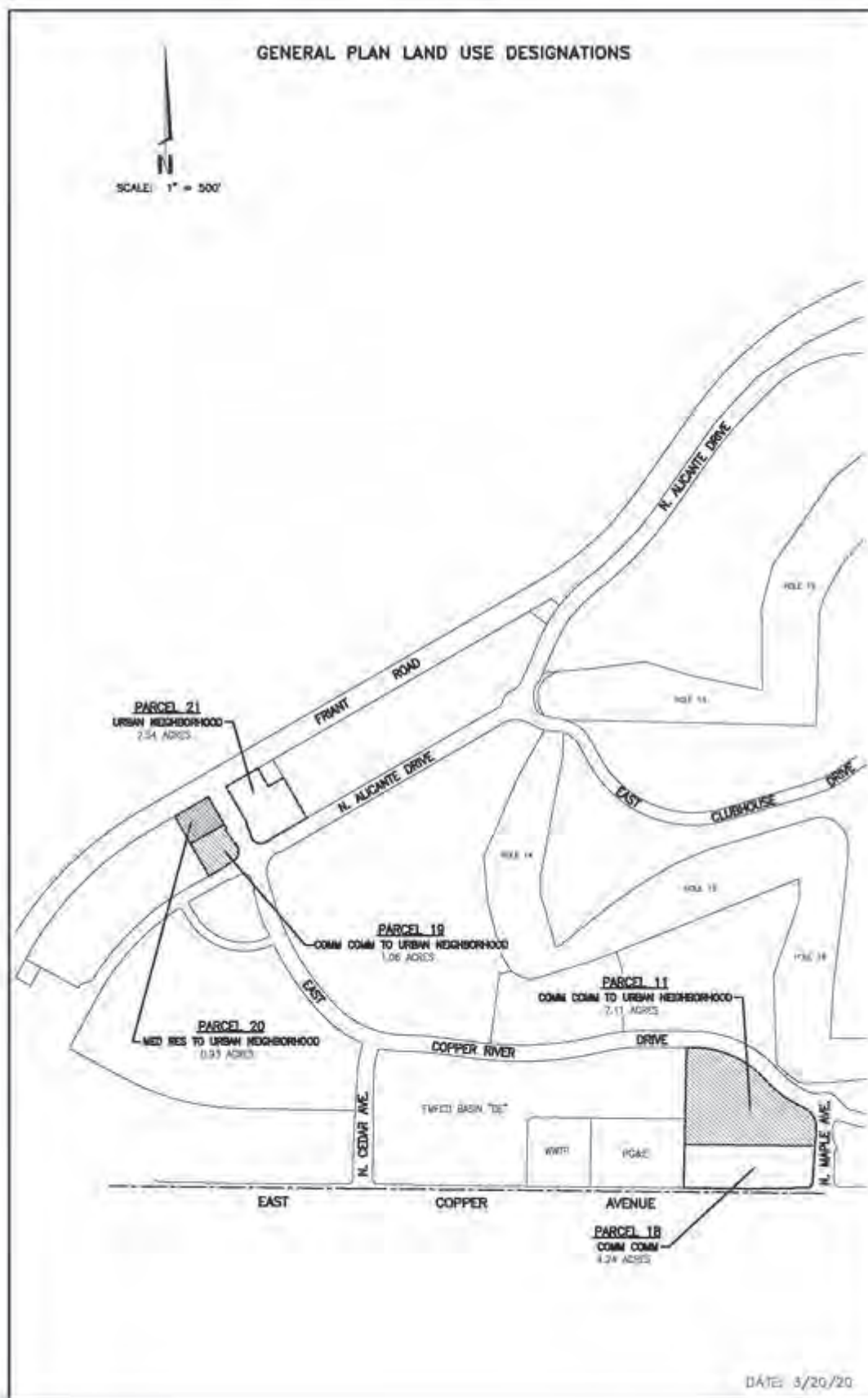


Figure 2-5: Parcel Locations and General Plan Land Use Designations (2 of 2)



2.3 Project Description Changes from the Notice of Preparation

The proposed Project's Notice of Preparation (NOP) (See Appendix A) that was released for public review in August 2020 included a general description of the proposed Project. Since that time, minor changes were made to the Project description. These minor changes are noted below and are shown in tracked changes. ~~Strikethrough~~ text means the text was removed and Underlined text means the text was added. The changes pertain to parcels 6, 8, 10 and 12. Parcels 6 and 8 are no longer being proposed for land use designation changes (they will retain their existing land use designations); a portion of Parcel 10 is proposed to be converted to commercial uses instead of residential; and a portion of Parcel 12 is proposed to be converted to residential instead of commercial. These minor changes are reflected in this SEIR in Section 2.2 herein. These changes are not considered a significant change under CEQA because the information was not changed in a way that deprives the public of a meaningful opportunity to comment on the environmental effect of the Project. Therefore, the NOP was not recirculated for public comment. The proposed Project, as described in Section 2.2 is the Project Description that is used for the environmental analysis herein.

The NOP Project Description is presented in its entirety below, with changes noted.

"The Project Applicant is proposing to modify the existing General Plan designations to reflect both the actual built out conditions of Copper River Ranch today and to identify any proposed land use designations and zone districts that are planned for the future. The list of proposed changes to the existing land use designations, zoning, and tentative tract maps is shown in the following tables:

Proposed Land Use Changes

Parcel No.	Acres	Existing Land Use Designation	Proposed Land Use Designation	Existing Zoning	Proposed Zoning
1	10.16	Med DR	Low DR	RS5	RS3
2	4.53	Gen Comm	Low DR	GC	RS3
3	1.17	Comm Comm	Low DR	CC	RS3
4**	2.07	Golf Course	Med Low DR	OS	RS3
5	16.21	Med DR	Low DR	RS5	RS3
~~6~~	~~6.11~~	~~Med DR~~	~~Low DR~~	~~RS5~~	~~RS3~~

7**	9.22	Med DR	Low DR	RS5	RS4
~~8**~~	~~28.46~~	~~Med Low DR~~	~~Low DR~~	~~RS4~~	~~RS3~~
9	7.23	Med High DR	Med DR	RM1	RS5
10***	<u>3.470.79</u>	Med High DR	~~Comm Comm~~ <u>Med Low DR</u>	RM1	~~CC~~ <u>RS3</u>
<u>10***</u>	<u>2.68</u>	<u>Med High DR</u>	<u>Comm Comm</u>	<u>RM1</u>	<u>CC</u>
11	7.11	Comm Comm	Urban Neighbor	CC	RM2
<u>12****</u>	<u>2.68</u>	<u>Comm Comm</u>	<u>Med Low DR</u>	<u>CC</u>	<u>RS3</u>
19	1.06	Comm Comm	Urban Neighbor	CC	RM2
20	0.93	Med DR	Urban Neighbor	RS5	RM2
Total Acres:	~~97.73~~ <u>65.84</u>				

~~* See Figures 1 and 2 for parcel locations / ** Portions not within the original 2003 EIR study area.~~

* See Figures 2-4 and 2-5 for parcel locations

** Portions not within the original 2003 EIR study area.

*** Portion of a total 3.47 acres for Parcel 10

**** Portion of a total 9.45 acres for Parcel 12

No Proposed Land Use Changes

Parcel No.	Acres	Existing Land Use Designation	Existing Zoning
<u>6</u>	<u>6.11</u>	<u>Med DR</u>	<u>RS5</u>
~~8**~~	~~28.46~~	~~Med Low DR~~	~~RS4~~
<u>12***</u>	<u>9.45</u> <u>6.77</u>	Comm Comm	CC
13	32.61	Med DR	RS5
14**	11.86	Med Low DR	RS4
15**	48.27	Med Low DR	RS4
16**	32.59	Med Low DR	RS4
17**	12.23	Med Low DR	RS4
Total Acres:	~~147.04~~ <u>178.90</u>		

~~* See Figures 1 and 2 for parcel locations / ** Portions not within the original 2003 EIR study area~~

* See Figures 2-4 and 2-5 for parcel locations

** Portions not within the original 2003 EIR study area.

*** Portion of a total 9.45 acres for Parcel 12"

2.4 Project Objectives

The following Project objectives were included in the 2003 FEIR and continue to be applicable to the proposed Project. In accordance with CEQA Guidelines Section 15124(b), the following are the Project objectives:

- To provide a variety of housing opportunities with a complete range of densities, styles, sizes, and values which are designed to satisfy the identified increasing demand of the existing and future population base.
- To provide for commercial and office development sufficient to accommodate the needs of the Project population of the Project.
- To provide for alternative forms of transportation within the Project and connection to regional trail and mass transit systems thereby reducing dependency upon the automobile.
- To provide for a variety of open space opportunities within the Project area.
- To encourage residents to work at home occupations. Promote home occupations through electronic and internet components within the home, home design, and related mixed-use facilities.
- To provide the ability, through flexible zoning conditions, to develop mixed-use projects, which combine a variety of uses on one parcel.
- To maximize view opportunities of Project open space features through innovative land use planning techniques.
- To create a strong sense of "community" with landscaping, signage, lighting and Project amenities that are unique to Copper River Ranch.

2.5 Proposed Entitlements

In support of the proposed Project, the Project Applicant is seeking the following entitlements from the City of Fresno:

- General Plan Amendments associated with the proposed land use changes described in Table 2-1 herein.

- Zone Designation changes associated with the proposed land use changes described in Table 2-1 herein.
- Tentative Tract Maps
- Final Tract Maps
- Community Facilities District for maintenance of the public green spaces.
- Grading and building permits.

2.6 Other Required Approvals

The Project will require various regulatory approvals, permits, entitlements and/or coordination with agencies as follows:

- Certification of the Final SEIR by the City of Fresno.
- Compliance with other federal, state and local requirements such as the San Joaquin Valley Air Pollution Control District for a dust control plan and the Regional Water Quality Control Board for a Stormwater Pollution Prevention Plan.
- City of Fresno Department of Public Utilities – Solid Waste
- Fresno Irrigation District
- Fresno Metropolitan Flood Control District
- City of Fresno Police Department
- City of Fresno Fire Department
- City of Fresno Public Works Department
- Clovis Unified School District
- Fresno County Environmental Health

Chapter 3

ENVIRONMENTAL SETTING, IMPACTS & MITIGATION

3.1 Aesthetics

This section of the SEIR examines visual resources in the proposed Project vicinity and potential impacts the Project may have on the aesthetic character of the landscape. No NOP comment letters were received pertaining to this topic.

Determination of Adequacy of 2003 FEIR

The original Copper River Ranch Project 2003 FEIR evaluated potential impacts to aesthetics associated with development of up to 2,837 residential units and approximately 250,000 square feet (60 acres) of commercial development on approximately 706.5 acres. The 2003 FEIR determined that the original Project would have a significant and unavoidable impact on aesthetic resources (Section 2.11, pages 2.11.1 – 2.11.3 of the 2003 FEIR) and included mitigation measures to reduce the impact (Section 2.11, pages 2.11-3 and 2.11-3). However, the Project Applicant is proposing to add an additional 109 acres to the development located adjacent to and east of the existing Copper River Ranch Project. The Project also proposes some land use changes within the existing Copper River Ranch development. Since the Project is proposing an additional 109 acres to the development as well as changes to some land uses to the existing development, additional information is being provided herein regarding impacts to aesthetic resources. Therefore, the following determinations are made:

Topic	Further Analysis Required?	2003 FEIR Analysis Sufficient?
a. Have a substantial adverse effect on a scenic vista?	✓	
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	✓	
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views 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?	✓	

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	✓	

Environmental Setting

Project Site

The Project proposes to develop the remaining unbuilt portions of the existing 706-acre Copper River Ranch Development and to add approximately 109 acres that are proposed to be developed immediately adjacent to and east of the existing development. The existing 706-acre Copper River Ranch Development includes a combination of residential land uses (both single- and multi-family) and a variety of non-residential land uses including a golf course, office and commercial land uses. The existing development has been largely developed with urban uses. The proposed additional 109 acres is located adjacent to and east of the existing development. Elevations of the proposed new development area range from 340 to 400 feet above sea level. The new 109-acre development area has been mostly disturbed (graded, disced, or developed) and supports residential development, portions of a golf course, and disturbed land with patches of ruderal vegetation. The proposed new development area is surrounded by residential development to the north; residential development, portions of a golf course, and disturbed land to the south; orchards, residential development, portions of a golf course, and disturbed land to the east; and residential development, commercial development, portions of a golf course, and disturbed land to the west. Representative photographs of the Project area are shown in Figures 3.1-1 through 3.1-3.



Figure 3.1-1. Photograph of the Project site, looking west, showing a gated residential development.

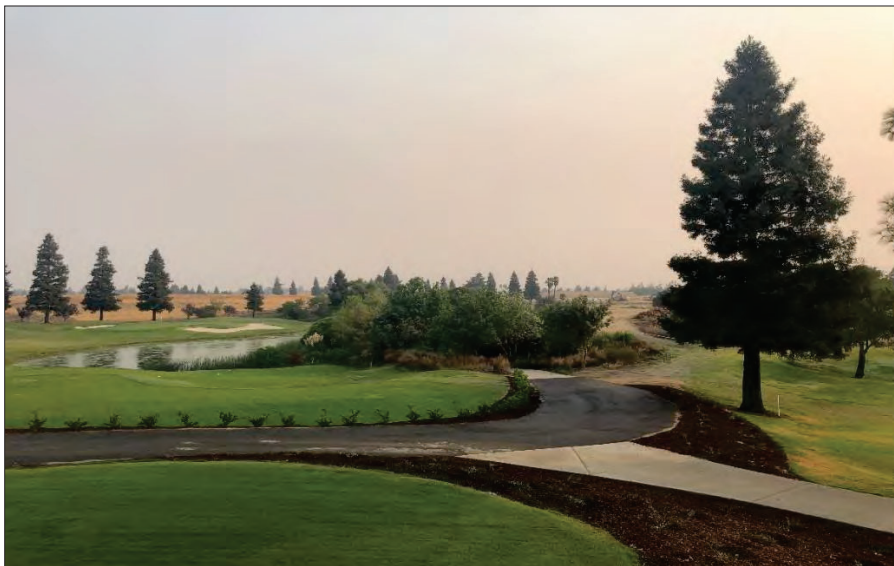


Figure 3.1-2. Photograph of the Project site, looking northeast, showing a manicured golf course.



Figure 3.1-3. Photograph of the Project site, looking east, showing disturbed land cover and an adjacent orchard.

Scenic Vistas

A scenic vista is viewpoint that provides expansive views of a highly valued landscape for the public's benefit. It is usually viewed from some distance away. Aesthetic components of a scenic vista include (1) scenic quality; (2) sensitivity level; and (3) view access. A scenic vista can be impacted in two ways: a development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or "vista" of the scenic resource. Important factors in determining whether a proposed project would block scenic vistas include the project's proposed height, mass, and location relative to surrounding land uses and travel corridors. Typical scenic vistas are locations where views of rivers, hillsides, and open space areas are accessible from public vantage points.

The City's General Plan does not identify or designate scenic vistas within the City's Planning Area or the proposed Project footprint. Although no scenic vista has been designated, the City's approved General Plan identifies six locations along the San Joaquin River bluffs as designated vista points from which views should be maintained. Scenic vistas within the City's Planning Area could provide distant views of features such as the San Joaquin River to the north and the foothills of the Sierra Nevada Mountains to the east. Distant views of the San Joaquin River and areas north of the river can be seen from the river bluffs. However, the majority of these views are from private property. Partially obstructed views of the San Joaquin River can be seen from

Weber Avenue, Milburn Avenue, McCampbell Drive, Valentine Avenue, Palm Avenue, State Route 41, Friant Road, and Woodward Park. Additionally, there are several locations throughout the eastern portion of the City's Planning Area that provide distant views of the Sierra Nevada foothills. It should be noted that these distant views of the Sierra Nevada foothills are impeded many days during the year by the poor air quality in the San Joaquin Valley Air Basin.¹ Due to intervening land uses and existing topography, the proposed Project will not impact any protected scenic vistas.

Scenic Corridors

Scenic corridors are channels that facilitate movement (primarily by automobile, transit, bicycle, or foot) from one location to another with expansive views of natural landscapes and visually attractive man-made development. Scenic corridors analyzed under CEQA typically include State-designated scenic highways.

According to the California Department of Transportation (Caltrans) State Scenic Highway Mapping System, there are no eligible or officially-designated State Scenic Highways within the Project area. However, Fresno County has three eligible State Scenic Highways; the nearest eligible highways include a portion of SR 180 (located over 15 miles southeast of the Project area) and a portion of SR 168 (located over 5 miles east of the Project area). The nearest officially designated State Scenic Highway is located more than 30 miles northeast of the Project area within the county of Madera.²

Light and Glare

A light source is a device that produces illumination, including incandescent bulbs, fluorescent and neon tubes, halogen and other vapor lamps, and reflecting surfaces or refractors incorporated into a lighting fixture. Any translucent enclosure of a light source is considered to be part of the light source. Glare is defined as a continuous or periodic intense light that may cause eye discomfort or be temporarily blinding to humans.

The proposed Project is within the existing City limits in an urbanized area and is characterized by significant sources of light and glare, including streetlights, vehicle lights, lighting within

¹ City of Fresno General Plan EIR (2020), page 4.1-3.

² City of Fresno General Plan EIR (2020), page 4.1-4.

parking lots, interior lights from buildings, lighting associated with recreational facilities, and light emitted from residential and non-residential buildings throughout the Project area.

Regulatory Setting

Federal Regulations

There are no federal policies or regulations pertaining to aesthetics that are applicable to the proposed Project.

State of California Regulations

Caltrans Scenic Highway Program

The Caltrans Scenic Highway Program protects the natural scenic beauty of the State's highways and corridors through its designated scenic highways throughout the State. Caltrans defines a scenic highway as any freeway, highway, road, or other public right-of-way that traverses an area of exceptional scenic quality. Other considerations given to a scenic highway designation include how much of the natural landscape a traveler may see and the extent to which visual intrusions degrade the scenic corridor. As stated previously, there are no eligible or officially designated State Scenic Highways within the City's Planning Area.

California Code, Public Resources Code Section 21099

PRC Section 21099 requires the Office of Planning and Research (OPR) to develop revisions to the State CEQA Guidelines establishing criteria for determining the significance of transportation impacts of projects within transit priority areas, which are areas within 0.5 mile of a major transit stop. Such criteria should promote a reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. Within transit priority areas, aesthetic impacts related to residential, mixed-use residential, or employment center projects on an infill site would not be considered significant impacts on the environment.

Local Regulations

City of Fresno Development Code

The City's Development Code (Chapter 15 of the Municipal Code) is intended to provide a guide for the physical development of the City in order to achieve the arrangement of land uses

depicted in the approved General Plan, as well as implement goals, objectives, and policies of the approved General Plan. Among the aspects of development regulated by the Municipal Code are types of allowable land uses, setback and height requirements, landscaping, walls, fencing, signage, access, parking requirements, storage areas, and trash enclosures. Article 25, Performance Standards, of the Zoning Ordinance includes standards related to lighting and glare.

City of Fresno General Plan

The following is a summary of the applicable policies included in the City's General Plan that are related to aesthetic resources and applicable to the proposed Project.

Urban Form, Land Use, and Design Element

Policy UF-1-c: Identifiable City Structure. Focus integrated and ongoing planning efforts to achieve an identifiable city structure, comprised of a concentration of buildings, people, and pedestrian-oriented activity in Downtown; along a small number of transit-oriented, mixed use corridors and strategically located Activity Centers; and in existing and new neighborhoods augmented with parks and connected by multi-purpose trails and tree lined bike lanes and streets.

Policy UF-1-e: Unique Neighborhoods. Promote and protect unique neighborhoods and mixed use areas throughout Fresno that respect and support various ethnic, cultural and historic enclaves; provide a range of housing options, including furthering affordable housing opportunities; and convey a unique character and lifestyle attractive to Fresnoans. Support unique areas through more specific planning processes that directly engage community members in creative and innovative design efforts.

Policy UF-1-f: Complete Neighborhoods, Densities, and Development Standards. Use Complete Neighborhood design concepts and development standards to achieve the development of Complete Neighborhoods and the residential density targets of the General Plan.

Policy UF-12-g: Impacts on Surrounding Uses. Establish design standards and buffering requirements for high-intensity Activity Centers to protect surrounding residential uses from increased impacts from traffic noise and vehicle emissions, visual intrusion, interruption of view and air movement, and encroachment upon solar access.

Policy UF-13-a: Future Planning to Require Design Principles. Require future planning, such as Specific Plans, neighborhood plans or Concept Plans, for Development Areas and BRT Corridors designated by the General Plan to include urban design principles and standards consistent with the Urban Form, Land Use, and Design Element.

Policy UF-14-a: Design Guidelines for Walkability. Develop and use design guidelines and standards for a walkable and pedestrian-scaled environment with a network of streets and connections for pedestrians and bicyclists, as well as transit and autos.

Objective LU-1. Establish a comprehensive citywide land use planning strategy to meet economic development objectives, achieve efficient and equitable use of resources and infrastructure, and create an attractive living environment.

Policy LU-1-a: Promote Development within the Existing City Limits as of December 31, 2012. Promote new development, infill, and rehabilitation of existing building stock in the Downtown Planning Area, along BRT corridors, in established neighborhoods generally south of Herndon Avenue, and on other infill sites and vacant land within the City.

Policy LU-1-b: Land Use Definition and Compatibility. Include zoning districts and standards in the Development Code that provide for the General Plan land use designations and create appropriate transitions or buffers between new development with existing uses, taking into consideration the health and safety of the community.

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.

Policy LU-2-c: Infill Design Toolkit. Develop and distribute an infill design toolkit, consistent with the City's Infill Development Act to support and encourage infill development.

Policy LU-2-e: Neighborhood Preservation. Incorporate standards in the Development Code to preserve the existing residential quality of established neighborhoods.

Policy LU-4-a: Neighborhood Nuisance Abatement. Continue proactive and responsive code enforcement and nuisance abatement programs to improve the attractiveness of residential neighborhoods.

Policy LU-5-g: Scale and Character of New Development. Allow new development in or adjacent to established neighborhoods that is compatible in scale and character with the surrounding area by promoting a transition in scale and architectural character between new buildings and established neighborhoods, as well as integrating pedestrian circulation and vehicular routes.

Policy LU-6-a: Design of Commercial Development. Foster high quality design, diversity, and a mix of amenities in new development with uses through the consideration of guidelines, regulations and design review procedures.

Policy LU-6-b: Commercial Development Guidelines. Consider adopting commercial development guidelines to assure high quality design and site planning for large commercial developments, consistent with the Urban Form policies of this Plan.

Policy LU-6-d: Neighborhood and Community Commercial Center Design. Plan for neighborhood mixed use and community commercial uses to implement the Urban Form concepts of this Plan, promote the stability and identity of neighborhoods and community shopping areas, and allow efficient access without compromising the operational effectiveness of the street system.

- Neighborhoods will be anchored by community commercial centers with a mix of uses that meet the area's needs and create a sense of place; and
- Community commercial centers will be located within Activity Centers.

Policy LU-6-f: Auto-Oriented Commercial Uses. Direct highway-oriented and auto-serving commercial uses to locations that are compatible with the Urban Form policies of the General Plan. Ensure adequate buffering measures for adjacent residential uses, noise, glare, odors, and dust.

Objective D-1. Provide and maintain an urban image that creates a “sense of place” throughout Fresno.

Policy D-1-d: Public Art. Continue to promote a citywide public art program that contributes to an awareness of the City's history and culture.

Policy D-1-e: Graphic Identity. Continue the preservation, promotion, procurement and strategic location of landmarks, monuments and artwork that provide orientation and represent Fresno's cultural heritage and artistic values.

Policy D-1-h: Screening of Parking. Consider requiring all new development with parking in Activity Centers and along corridors to be screened or concealed. Locate principal pedestrian entrances to new non-residential buildings on the sidewalk; any entrances from parking areas should be incidental or emergency use only.

Objective D-3. Create unified plans for Green Streets, using distinctive features reflecting Fresno's landscape heritage.

Policy D-3-a: Green Street Tree Planting. Create a Green Street Tree Planting Program, with a well-balanced variety and spacing of trees to establish continuous shading and visual continuity for each streetscape. Strive to achieve coherent linkages between public and private spaces, prioritizing tree planting along tree-deficient Arterial Roadways in neighborhoods characterized by lower per capita rates of vehicle ownership.

Policy D-3-b: Funding for Green Street Tree Planting Program. Pursue funding for the Green Street Tree Planting Program, including landscaping of median islands.

Policy D-3-c: Local Streets as Urban Parkways. Develop local streets as "urban parkways," where appropriate, with landscaping and pedestrian spaces.

Policy D-3-d: Undergrounding Utilities. Partner with utility companies to continue to pursue the undergrounding of overhead utilities as feasible.

Objective D-4. Preserve and strengthen Fresno's overall image through design review and create a safe, walkable and attractive urban environment for the current and future generations of residents.

Policy D-4-f: Design Compatibility with Residential Uses. Strive to ensure that all new nonresidential land uses are developed and maintained in a manner complementary to and compatible with adjacent residential land uses, to minimize interface problems with the surrounding environment and to be compatible with public facilities and services.

Objective D-5. Maintain and improve community appearance through programs that prevent and abate blighting influences.

Policy D-5-a: Code Enforcement. Continue enforcement of the Fresno Municipal Code to remove or abate public nuisances in a timely manner.

Policy D-5-b: Clean Streets. Promote community partnerships and continued City efforts toward litter clean-up and abatement of trash stockpiles on public and private streets.

Policy D-5-c: Facade Improvements. Pursue funding for, and support of, building façade improvement programs.

Policy D-5-d: Graffiti Prevention and Abatement. Seek ways to end graffiti, continue and expand the City's effective Graffiti Abatement Program.

Policy D-6-b: Consider adopting and implementing incentives for, and support efforts by, private development to incorporate culturally-specific architectural elements in areas with a predominant ethnic population.

Mobility and Transportation Element

Objective MT-3. Identify, promote and preserve scenic or aesthetically unique corridors by application of appropriate policies and regulations.

Policy MT-3-a: Scenic Corridors. Implement measures to preserve and enhance scenic qualities along scenic corridors or boulevards, including:

- Van Ness Boulevard - Weldon to Shaw Avenues
- Van Ness Extension - Shaw Avenue to the San Joaquin River Bluff
- Kearney Boulevard - Fresno Street to Polk Avenue
- Van Ness/Fulton couplet - Weldon Avenue to Divisadero
- Butler Avenue - Peach to Fowler Avenues
- Minnewawa Avenue - Belmont Avenue to Central Canal
- Huntington Boulevard - First Street to Cedar Avenue
- Shepherd Avenue - Friant Road to Willow Avenue
- Audubon Drive - Blackstone to Herndon Avenues
- Friant Road - Audubon to Millerton Roads
- Tulare Avenue - Sunnyside to Armstrong Avenues
- Ashlan Avenue- Palm to Maroa Avenues

Policy MT-3-b. Preserve street trees lining designated scenic corridors or boulevards. Replace trees of the predominant type and in a comparable pattern to existing plantings if there is no detriment to public safety.

Parks, Open Space, and Schools Element

Policy POSS-7-f: River Bluffs. Preserve the river bluffs as a unique geological feature in the San Joaquin Valley by maintaining and enforcing the requirements of the "BP" Bluff

Preservation Overlay Zone District, maintaining the bluff area setback for buildings, structures, decks, pools and spas (which may be above or below grade), fencing, and steps, and maintaining designated vista points.

- Strive to assure that development of the parkway and other uses within the San Joaquin riverbottom environs are consistent with the mineral resources conservation zones; honor flood, environmental, recreational and aesthetic issues; protect natural habitats and historic resources; and consider adjacent property owners.
- Take an active role in establishing park entrances. Provide all gates, trails and roads adequate access by emergency vehicles such as fire trucks, police cars, and ambulances.
- For safety reasons, access may be limited to points that have controlled access gates. Cooperation of private parties having legal control of riverbottom access shall be sought in this effort.
- Continue to work toward the adoption of official plan lines for new segments of the San Joaquin River Trails and actively pursue completion of these segments to ensure that adequate and appropriate public access to the San Joaquin River and the Parkway is provided.
- Refer to Policy NS-2-d (Chapter 9, Noise and Safety) for additional information for sites within the BP Overlay District.

Thresholds of Significance

The thresholds of significance for this section are established by the CEQA Checklist Item.

- o Have a substantial adverse effect on a scenic vista?
- o Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- o In non-urbanized areas, substantially degrade the existing visual character or quality of public views 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 regulations governing scenic quality?
- o Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Impacts and Mitigation Measures

Impact 3.1-1: *Have a substantial adverse effect on a scenic vista?*

Less Than Significant Impact. A scenic vista is defined as a viewpoint that provides expansive views of highly valued landscape for the benefit of the general public. The San Joaquin River and the Sierra Nevada Mountains are the only natural and visual resources in the Project area.

The City's General Plan does not identify or designate scenic vistas within the City's Planning Area or the proposed Project footprint. Although no scenic vista has been designated, the City's approved General Plan identifies six locations along the San Joaquin River bluffs as designated vista points from which views should be maintained. Scenic vistas within the City's Planning Area could provide distant views of features such as the San Joaquin River to the north and the foothills of the Sierra Nevada Mountains to the east. Distant views of the San Joaquin River and areas north of the river can be seen from the river bluffs. However, the majority of these views are from private property. Partially obstructed views of the San Joaquin River can be seen from Weber Avenue, Milburn Avenue, McCampbell Drive, Valentine Avenue, Palm Avenue, State Route 41, Friant Road, and Woodward Park. Additionally, there are several locations throughout the Project area that provide distant views of the Sierra Nevada foothills.

The Project is separated from the San Joaquin River by intervening land uses including Friant Road, agricultural lands, a mining facility, and public lands. All development of the unbuilt areas within the existing 706-acre Copper River Ranch Development and development of the additional 109 acres will occur south and southeast of Friant Road and will not involve development that is closer to the San Joaquin River than what was analyzed in the 2003 FEIR.

Views of the Sierra Nevada Mountains are afforded only during clear conditions due to poor air quality in the valley. Distant views of the Sierra Nevada Mountains would largely be unaffected by the development of the Project because of the nature of the Project, distance and limited visibility of these features. The City of Fresno does not identify views of these features as required to be "protected."

The Project site is within a developing area of Fresno. There are no scenic vistas or other protected scenic resources on or near the site that would be significantly impacted by the Project. Visual character of the site is addressed further in Response 3.1-3 below.

Therefore, the Project has a *less than significant impact* on scenic vistas.

Mitigation Measures: None are required.

Impact 3.1-2: *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

Less Than Significant Impact. According to the California Department of Transportation (Caltrans) State Scenic Highway Mapping System, there are no eligible or officially-designated State Scenic Highways within the Project area. However, Fresno County has three eligible State Scenic Highways; the nearest eligible highways include a portion of SR 180 (located over 15 miles southeast of the Project area) and a portion of SR 168 (located over 5 miles east of the Project area). The nearest officially designated State Scenic Highway is located more than 30 miles northeast of the Project area within the county of Madera.³

Therefore, since there are no state scenic highways in the immediate Project area, the Project has a *less than significant impact* on state scenic highways.

Mitigation Measures: None are required.

Impact 3.1-3: *In non-urbanized areas, substantially degrade the existing visual character or quality of public views 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 regulations governing scenic quality?*

Less Than Significant Impact With Mitigation. The proposed Project is located in an area that has been substantially urbanized. The vacant lands associated with the proposed Project have generally been disturbed through grading and disking and consist primarily of bare ground with little vegetation. Implementation of the proposed Project will alter the visual character of the Project site from vacant/disturbed land to urban development. Although this land use conversion could be perceived by some as a negative aesthetic impact in comparison with the Project site's current partially developed appearance, based upon the subjective nature of aesthetics, the City does not anticipate that the development of the proposed Project with urban uses will create a visually degraded character or quality to the Project site or to the properties near and around the Project site. The Project will be built out with similar visual characteristics of the existing Copper River Ranch Development and will not introduce new land uses to the area that aren't already occurring.

³ City of Fresno General Plan EIR (2020), page 4.1-4.

The Project design is subject to the City's Design Guidelines adopted for the City's General Plan which apply to site layout, building design, landscaping, interior street design, lighting, parking and signage. This includes landscaping easements that will run along the frontage of the development and additional landscaping design will accompany the proposed park spaces and bicycle/pedestrian trails. Detailed architectural plans, color palettes and building materials as well as landscaping plans will be submitted by the Project developer to the City of Fresno Planning and Development Department. The plans shall be required prior to issuance of any building permits.

The improvements such as those proposed by the Project are typical of large City urban areas and are generally expected from residents of the City. These improvements would not substantially degrade the visual character of the area and would not diminish the visual quality of the area, as they would be consistent with the existing visual setting and development patterns in the area. The Project itself is not visually imposing against the scale of the existing development and nature of the surrounding area. The 2003 FEIR contained mitigation measures to reduce visual impacts, which is applicable to the proposed Project and is included as Mitigation Measure AES-1 below (Note: Item #4 in Mitigation Measure AES-1 was not included in the 2003 FEIR, but has been revised as a result of this SEIR and will be implemented as revised.). Therefore, with mitigation, the Project would have *less than significant impacts* on the visual character of the area.

Mitigation Measures:

- AES – 1** The developer shall ensure that the following measures are incorporated in the design of future conditional use permits, tentative tract maps, and site plans:
1. The developer shall incorporate landscape, wall treatment, signage, and architectural standards for the development of residential, commercial, public facility, open space, and mixed-use areas.
 2. A minimum 20-foot landscaped area shall parallel the easterly side of Friant Road, the northerly side of Copper Avenue, and the westerly side of Willow Avenue. A berm and/or combination berm/sound wall shall parallel these roadways where residential lots are proposed.
 3. Project entries along Copper and Willow Avenues, and along Friant Road, shall incorporate special entry features, such as extensive landscaping and low profile entry signs.

4. Detailed designs of these facilities shall be submitted to the City of Fresno Planning and Development Department for review. Approval from the City of Fresno shall be required prior to issuance of any building permits.

Impact 3.1-4: *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less Than Significant With Mitigation. The existing Copper River Ranch Development and surrounding areas currently produce light and glare from streetlights, residential lights, commercial security lighting and vehicle lights. Additional night lighting sources associated with the proposed Project, especially any unshielded light, could result in spillover light that could impact surrounding adjacent residential uses. This would create new sources of light that could potentially have a significant impact on nighttime light levels in the area. During the entitlement process, staff will ensure that lights are located in areas that will minimize light sources to the neighboring properties. Further, Mitigation Measures from the City's General Plan MEIR require lighting systems to be shielded to direct light to ground surfaces and orient light away from adjacent properties and requires use of non-reflective building materials to reduce glare impacts.

In addition, a condition of approval will require that lighting, where provided for public streets, shall be hooded and so arranged and controlled so as not to cause a nuisance either to traffic or to the living environment. The amount of light shall be provided according to the standards of the Department of Public Works. As a result, the Project will implement the necessary mitigation measures and will have a *less than significant impact* on aesthetics.

Mitigation Measures:

AES – 2 Lighting for Street and Parking Areas. 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.

AES – 3 Lighting for Public and Private Facilities. Lighting systems for public and private 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.

- AES – 4

Lighting for Non-Residential Uses. Lighting systems for nonresidential 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.
- AES – 5

Signage Lighting. 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.
- AES – 6

Use of Non-Reflective Materials. Materials used on building facades shall be non-reflective.

Applicability of 2003 FEIR Mitigation Measures

As discussed above, the 2003 FEIR provided the mitigation measures related to aesthetics. The determination of the applicability of those mitigation measures is as follows:

2003 FEIR Mitigation	Determination	New Mitigation (if applicable)
The developer shall ensure that the following measures are incorporated in the design of future conditional use permits, tentative tract maps, and site plans: 2.11.1-a: The developer shall incorporate landscape, wall treatment, signage, and architectural standards for the development of residential, commercial, public facility, open space, and mixed-use areas.	Mitigation Measures 2.11.1-a, 2.11.1-b, and 2.11.1-c from the 2003 FEIR are still applicable to the proposed Project. However, these mitigation measures have been grouped and augmented with an additional component as shown in Mitigation Measure AES – 1. This mitigation measure, along with additional mitigation measures from the City’s current General Plan EIR (pertaining to light/glare)	AES – 1: The developer shall ensure that the following measures are incorporated in the design of future conditional use permits, tentative tract maps, and site plans: - The developer shall incorporate landscape, wall treatment, signage, and architectural standards for the development of residential, commercial, public facility, open space, and mixed-use areas. - A minimum 20-foot

2.11.1-b: A minimum 20-foot landscaped area shall parallel the easterly side of Friant Road, the northerly side of Copper Avenue, and the westerly side of Willow Avenue. A berm and/or combination berm/sound wall shall parallel these roadways where residential lots are proposed. 2.11.1-c: Project entries along Copper and Willow Avenues, and along Friant Road, shall incorporate special entry features, such as extensive landscaping and low profile entry signs.	will be required for the Project.	landscaped area shall parallel the easterly side of Friant Road, the northerly side of Copper Avenue, and the westerly side of Willow Avenue. A berm and/or combination berm/sound wall shall parallel these roadways where residential lots are proposed. 3. Project entries along Copper and Willow Avenues, and along Friant Road, shall incorporate special entry features, such as extensive landscaping and low profile entry signs. 4. Detailed designs of these facilities shall be submitted to the City of Fresno Planning and Development Department for review. Approval from the City of Fresno shall be required prior to issuance of any building permits. AES – 2: Lighting for Street and Parking Areas. 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. AES – 3: Lighting for Public and Private Facilities. Lighting systems for public and private 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. AES – 4: Lighting for Non-Residential Uses. Lighting systems for nonresidential 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. AES – 5: Signage Lighting. 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. AES – 6: Use of Non-Reflective Materials. Materials used on building facades shall be non-reflective.

Cumulative Impacts

The scope for considering cumulative impacts to aesthetics and visual resources are the geographic areas covered by the City of Fresno General Plan / EIR and the County of Fresno General Plan / EIR. Mitigation measures associated with this topic are included to ensure that potential impacts to aesthetics remains less than significant at a project level. The landscape in north-central Fresno County has been changing over the years from one of predominately rural open space and agricultural grazing land to urban uses. The cities of Fresno and Clovis have been rapidly growing to the north and northwest, contributing to the landscape change. Several land development proposals envisioned by the City of Fresno, City of Clovis and Fresno County general plans and individual project proposals have received their entitlements, or are seeking them. Although the urban environment that is ultimately built could be aesthetically pleasing to many, these cumulative changes will significantly degrade the existing visual character and quality of the area. Based on the standards of significance, the proposed Project individually would have a less than significant aesthetic impact as concluded in Section 3.1 of this SEIR. However, ultimate impacts of the proposed Project in combination with other projects in the area are significant, and the Project's incremental contribution to this impact is itself *cumulatively considerable* and thus *significant*. This impact cannot be mitigated to a less than cumulatively considerable level and is unavoidable.

3.2 Agricultural and Forestry Resources

This section of the SEIR identifies potential impacts of the proposed Project pertaining to Agricultural and Forestry Resources. No NOP comment letters were received pertaining to this topic.

Determination of Adequacy of 2003 FEIR

The original Copper River Ranch Project 2003 FEIR identified that Project implementation would result in the conversion of prime agricultural land and recognized that it was a significant and unavoidable impact (pages 2.1.8 – 2.1.19 of the 2003 FEIR). At that time, the original Copper River Ranch project resulted in the conversion of approximately 70 acres of Thompson grapes, 180 acres of wine grapes, five acres of oranges and 150 acres of dry farmed grassland. In addition, the City’s General Plan Master EIR (2014) evaluated the loss of agricultural lands associated with buildout of the City’s General Plan (including the proposed Project areas)¹. The Project Applicant is proposing to add an additional 109 acres to the development located adjacent to and east of the existing Copper River Ranch Project. However, the additional 109 acres has already been designated by the City of Fresno General Plan for urban uses and will not result in the loss of additional agricultural lands beyond what was analyzed in the City’s General Plan Master EIR (2014) and the 2003 Copper River Ranch FEIR. Although the proposed Project will not result in additional agricultural impacts, supplemental information is being provided herein regarding impacts to agricultural resources. Therefore, the following determinations are made:

Topic	Further Analysis Required?	2003 FEIR Analysis Sufficient?
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?	✓	
b. Conflict with existing zoning for agricultural use, or a	✓	

¹ Fresno General Plan Draft Master EIR (2014), pages 5.2-11 through 5.2-13.

Williamson Act contract?		
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))?	✓	
d. Result in the loss of forest land or conversion of forest land to non-forest use?	✓	
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 or conversion of forest land to non-forest use?	✓	

Environmental Setting

The Project site is located in the northern portion of the City of Fresno, in an area dominated by urban land uses. The existing 706-acre Copper River Ranch Development includes a combination of residential land uses (both single- and multi-family) and a variety of non-residential land uses including a golf course, office and commercial land uses. The existing development has been largely built out and there are no lands designated for agricultural or forestry purposes within the site.

The new 109-acre development area has been mostly disturbed (graded, disced, or developed) and supports residential development, portions of a golf course, and disturbed land with patches of ruderal vegetation. The proposed new development area is surrounded by residential development to the north; residential development, portions of a golf course, and disturbed land to the south; orchards, residential development, portions of a golf course, and disturbed land to the east; and residential development, commercial development, portions of a golf course, and disturbed land to the west.

The current Farmland Monitoring and Mapping Program (FMMP) map identifies the Project site (which consists of the existing 706-acre development and the additional 109-acres of new development) as having the following designations²:

- Farmland of Local Importance, which includes all farmable lands within the State that do not meet the definitions of prime, statewide, or unique and land that is or has been used for irrigated pasture, dryland farming, confined livestock and dairy, poultry facilities, aquaculture and grazing, and Urban and Built Up Land.
- Urban and Built-up Land, which is land occupied with urban structures (residential, commercial, office, etc.).
- Other Land, which is land not included in any other mapping category. Examples include low density residential developments.

The majority of forest land occurs in the eastern portion of Fresno County, in the Sierra Nevada foothills and Sierra Nevada. The Project site does not contain any land defined as forest land (as defined by Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or land zoned Timberland Production (as defined by Government Code section 51104(g)).

Regulatory Setting

Federal Regulations

Farmland Protection Policy Act

The federal Farmland Protection Policy Act, part of the Agriculture and Food Act of 1981, was passed in response to the National Agricultural Land Study of 1980-1981 which found that millions of acres of farmland were being converted in the U.S. each year and a related report which found that much of this conversion was the result of programs funded by the federal government. The intent of the Act is to minimize the impact that federal programs have on unnecessary and irreversible conversion of farmland to nonagricultural uses. It assures that – to the extent possible – federal programs are administered to be compatible with state and local government and private programs and policies to protect farmland.

² California Department of Conservation. California Important Farmland Finder. <https://maps.conservation.ca.gov/DLRP/CIFE/>. Accessed October 2020.

State of California Regulations

Farmland Mapping and Monitoring Program

The California Department of Conservation uses the Natural Resources Conservation Service soil classifications to classify agricultural lands under the Farmland Mapping and Monitoring Program (FMMP). The FMMP was established in 1982 to assess the location, quality, and quantity of agricultural lands and the conversion of these lands. These designated agricultural lands are included in the farmland maps used in planning for the present and future of California's agricultural resources. The California Department of Conservation has a minimum mapping unit of 10 acres, with parcels that are smaller than 10 acres being absorbed into the surrounding classifications. The categories are described below. In addition to mapping existing farmland, the FMMP provides analysis of agricultural land use changes throughout California.

California Public Resources Code, Division 13 Environmental Quality, Section 21060.1 defines agricultural land for the purposes of assessing environmental impacts. Collectively, land classified as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance is referred to as "agricultural land." These same classifications of farmland are described as Important Farmland under the FMMP and are also used in CEQA Guidelines Appendix G as the farmland classifications on which impacts on agricultural resources are to be evaluated.

Prime Farmland. This farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply necessary to produce sustained high yields. To be classified as Prime Farmland, the land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland. This is farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climatic zones in California. The land must have been cropped at some time during the four years prior to the mapping date.

Farmland of Statewide Importance. This is farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. The land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Farmland of Local Importance. This is farmland of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

Grazing Land. Grazing land is land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum contiguous mapping area for Grazing Land is 40 acres.

Urban and Built-up Land. Land occupied by structures with a building density of at least one building unit to 1.5 acres, or approximately six structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, public and transportation uses, and other developed purposes.

Other Land. Land not included in any other mapping category, including low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; animal confinement facilities; mines; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

Williamson Act

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use as a means of preserving California's prime agricultural lands from urbanization. Prime Farmland under the Williamson Act includes land that qualifies as Class I and II under the Natural Resources Conservation Service classification of land. Through the voluntary contracts between landowners and a city or county, the owners agree to retain their lands in agricultural or other open space uses for a minimum of 10 years.

In return for entering into a Williamson Act contract, landowners receive property tax relief on the lands under contract. This relief is provided through the assessment of lands based upon their income-producing value rather than their market value, which may be considerably higher. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971.

To remove a property from a Williamson Act contract, a landowner has two primary options as described below.

Non-renewal. Submittal of a non-renewal application is the most common means to exit a Williamson Act contract. Once the non-renewal form is recorded, the non-renewal period is

approximately nine years. All of the contract restrictions remain in effect until the expiration date. To be valid in any contract year the Notice of Non-Renewal must be recorded prior to October 1st or the notice will not take effect until the following renewal date.

Request for Cancellation. Any landowner whose land is under Williamson Act contract may petition the board of supervisors or city council for cancellation of the contract. The board or council may grant tentative approval for cancellation of a contract only if it makes one of the following two findings based on substantial evidence:

- Cancellation is Consistent with the Williamson Act. Required findings:
 - o Cancellation is for land on which a notice of non-renewal has been served pursuant to California Government Code Section 51245;
 - o Cancellation is not likely to result in the removal of adjacent lands from agricultural use;
 - o Cancellation is for an alternative use which is consistent with the applicable provisions of the city or county general plan;
 - o Cancellation will not result in discontiguous patterns of urban development; and
 - o There is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land; or
- Cancellation is in the Public Interest. Required findings:
 - o Other public concerns substantially outweigh the objectives of this chapter; and
 - o There is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development.

A proposed contract cancellation may be approved by a board of supervisors or city council only after it is reviewed and commented on by the California Department of Conservation. Cancellation of a Williamson Act contract generally requires that the landowner pay fees equal to 12.5 percent of the full market value of the property.

Local Regulations

City of Fresno General Plan

The City's General Plan is a set of goals, objectives, and policies that form a blueprint for the physical development of the City. The following objective and policies related to agricultural resources are presented in the General Plan:

Resource Conservation and Resilience Element

- Objective RC-9: Preserve agricultural land outside of the area planned for urbanization under this General Plan.
- Policy RC-9-a: Regional Cooperation. Work to establish a cooperative research and planning program with the Counties of Fresno and Madera, City of Clovis, and other public agencies to conserve agricultural land resources.
- Policy RC-9-b: Unincorporated Land in the Planning Area. Express opposition to residential and commercial development proposals in unincorporated areas within or adjacent to the Planning Area when these proposals would do any of the following:
 - o Make it difficult or infeasible to implement the General Plan;
 - o Contribute to the premature conversion of agricultural, open space, or grazing lands; or
 - o Constitute a detriment to the management of resources and/or facilities important to the region (such as air quality, water quantity and quality, traffic circulation, and riparian habitat).
- Policy RC-9-c: Farmland Preservation Program. In coordination with regional partners or independently, establish a Farmland Preservation Program. When Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is converted to urban uses outside City limits, this program would require that the developer of such a project permanently protect an equal amount of similar farmland elsewhere through easement to mitigate the loss of such farmland consistent with the requirements of CEQA. The Farmland Preservation Program shall provide several mitigation options that may include, but are not limited to the following: Restrictive Covenants or Deeds, In Lieu Fees, Mitigation Banks, Fee Title Acquisition, Conservation Easements, Land Use Regulation, or any other mitigation method that is in compliance with the requirements of CEQA. The Farmland Preservation Program may be modeled after some or all of the programs described by the California Council of Land Trusts.

City of Fresno Development Code

The City's Development Code (Chapter 15 of the Municipal Code) is intended to provide a guide for the physical development of the city in order to achieve the arrangement of land uses depicted in the approved General Plan, as well as implement goals, objectives, and policies of the approved General Plan.

Thresholds of Significance

The thresholds of significance for this section are established by the CEQA Checklist Item. Would the project:

- o 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?
- o Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- o 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))?
- o Result in the loss of forest land or conversion of forest land to non-forest use?
- o Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Impacts and Mitigation Measures

Impact 3.2-1: *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?*

No Impact. The proposed Project site does not contain soils identified as prime, statewide important, or unique farmland by the California Department of Conservation Farmland

Mapping and Monitoring Program (FMMP). The current FMMP map identifies the Project site as farmland of local importance, “other land”, and urban and built up land.³ The site is within the City limits of Fresno and is designated and zoned for a variety of urban uses including residential, commercial, office, open space, golf course and related uses. The original Copper River Ranch Project 2003 FEIR identified that the original Project would result in the conversion of prime agricultural land and recognized that it was a significant and unavoidable impact (pages 2.1.8 – 2.1.19 of the 2003 FEIR). At that time, the original Copper River Ranch project resulted in the conversion of approximately 70 acres of Thompson grapes, 180 acres of wine grapes, five acres of oranges and 150 acres of dry farmed grassland. In addition, the City’s General Plan Master EIR (2014) evaluated the loss of agricultural lands associated with buildout of the City’s General Plan (including the proposed Project areas)⁴. The Project Applicant is proposing to add an additional 109 acres to the development located adjacent to and east of the existing Copper River Ranch Project. However, the additional 109 acres has already been designated by the City of Fresno General Plan for urban uses and will not result in the loss of additional agricultural lands beyond what was analyzed in the City’s General Plan Master EIR (2014) and the 2003 Copper River Ranch FEIR. As such, there are *no impacts* related to the conversion of agricultural land from the Project itself.

Mitigation Measures

None are required.

Impact 3.2-2: *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact. There are no lands in a Williamson Act Contract on the Project site (which consists of the existing 706-acre development and the additional 109-acres of new development) and the Project site is designated in the City’s General Plan and Zoning Ordinance for urban (non-agricultural) uses. As such, no conflicts with agricultural zoning would occur and there would be *no impact* related to an agricultural zoning conflict.

³ California Department of Conservation. California Important Farmland Finder. <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed October 2020.

⁴ Fresno General Plan Draft Master EIR (2014), pages 5.2-11 through 5.2-13.

Mitigation Measures

None are required.

Impact 3.2-3: *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)), or result in the loss of forest land or convert forest land to non-forest use?*

No Impact. The proposed Project site lies within the City of Fresno, where there is no forest land. The Project is not zoned for forestland, timberland, or timberland zoned Timberland Production and does not propose any zone changes related to forest or timberland. As such, there are *no potential impacts* resulting from forest or timber land conflicts or conversion of forest land to non-forest use.

Mitigation Measures

None are required.

Impact 3.2-4: *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

Less Than Significant Impact With Mitigation. As discussed in Impact 3.2-1 through 3.2-3, the proposed Project is not located on Farmland as designated by the FMMP or the City and there is no forest land in the Project vicinity. However, there are agricultural lands located immediately east of Project boundary on the east side of Willow Avenue. The 2003 FEIR contained a mitigation measure intended to reduce conflicts between existing agricultural operations and urban development in the area as follows:

“The City shall pursue appropriate measures, including recordation of right to farm covenants, to ensure that agricultural uses of land may continue within those areas of transition where planned urban areas interface with planned agricultural areas.”

The previous mitigation measure will be replaced with a similar, but more specific mitigation measure which will ensure impacts remain *less than significant* as follows:

Mitigation Measures

AG – 1 Reduce Conflicts Between Urban and Agricultural Uses

In order to reduce potential conflicts between urban and agricultural uses, the following measures shall be implemented:

- Potential residents shall be notified about possible exposure to agricultural chemicals at the time of purchase / lease of property within the development.
- A Right-to-Farm Covenant shall be recorded on each tract map or be made a condition of each tract map to protect continued agricultural practices in the area.
- Potential residents shall be informed of the Right-to-Farm Covenant at the time of purchase / lease of property within the development.

Applicability of 2003 FEIR Mitigation Measures

As discussed above, the 2003 FEIR provided the mitigation measures related to agricultural resources. The determination of the applicability of those mitigation measures is as follows:

2003 FEIR Mitigation	Determination	New Mitigation (if applicable)
2.1.5-a: The City shall pursue appropriate measures, including recordation of right to farm covenants, to ensure that agricultural uses of land may continue within those areas of transition where planned urban areas interface with planned agricultural areas.	This previous mitigation measure from the 2003 FEIR is similar to the currently proposed mitigation measures (i.e. right to farm covenant). However, the proposed new mitigation measure (AG - 1) shall supersede mitigation measure 2.1.5-a contained in the 2003 FEIR.	AG – 1: In order to reduce potential conflicts between urban and agricultural uses, the following measures shall be implemented: • Potential residents shall be notified about possible exposure to agricultural chemicals at the time of purchase / lease of property within the development. • A Right-to-Farm Covenant shall be recorded on each tract map or be made a condition of each tract map

		to protect continued agricultural practices in the area. • Potential residents shall be informed of the Right-to-Farm Covenant at the time of purchase / lease of property within the development.
2.1.4-a: The developer shall ensure through the subsequent master use permit and associated development plan, that the project is designed in a compact nature consistent with the principles of <i>A Landscape of Choice</i> to maximize the use of land, thereby reducing the pressure on productive agricultural land to the west, southwest, east and southeast of the Fresno/Clovis metropolitan area.	The development principles identified in the document <i>A Landscape of Choice</i> have been superseded by various development guidelines as identified in the City’s General Plan. Therefore mitigation measure 2.1.4-a from the 2003 FEIR is not applicable. Refer to Section 3.11 – Land Use and Planning in this SEIR for a discussion of land use compatibility and consistency with the City’s General Plan development standards.	Not applicable.

Cumulative Impacts

The geographic area of this cumulative analysis is the entire State of California. This cumulative analysis is based on the Statewide FMMP map. As discussed above, the Project site (which consists of the existing 706-acre development and the additional 109-acres of new development) is not on Farmland as designated by the FMMP. The land is not under a Williamson Act Contract and there is no forest land in the Project vicinity. As such, the Project will not result in project-specific impacts and will result in *less than cumulatively considerable* impacts on agricultural resources.

3.3 Air Quality

This section of the SEIR evaluates the potential impacts to Air Quality associated with implementation of the proposed Project. An Air Quality and Greenhouse Gas/Energy Analysis Report was prepared by Mitchell Air Quality Consulting for the proposed Project. The analysis below is a summarization of the information found within that report, and is provided in its entirety as Appendix B. One NOP comment letter was received from the San Joaquin Valley Air Pollution Control District (SJVAPCD) and is provided in Appendix A. The SJVAPCD recommendations in the comment letter were outlined in seven major points, all of which are addressed within this Air Quality Analysis.

Determination of Adequacy of 2003 FEIR

The original Copper River Ranch Project 2003 FEIR evaluated air quality impacts associated with development of up to 2,837 residential units and approximately 250,000 square feet (60 acres) of commercial development on approximately 706.5 acres. The 2003 FEIR determined that the original Project would have a significant and unavoidable impact on air quality resources. The Project Applicant is proposing to add an additional 109 acres to the development located adjacent to and east of the existing Copper River Ranch Project. The Project also proposes some land use changes within the existing Copper River Ranch development. Since the Project is proposing an additional 109 acres to the development as well as changes to some land uses to the existing development, a new technical study was prepared (See Appendix B). Additional information is being provided herein regarding impacts to air quality resources associated with the additional 109 acres and the changes to the existing land uses. Therefore, the following determinations are made:

Topic	Further Analysis Required?	2003 FEIR Analysis Sufficient?
a. Would the project conflict with or obstruct implementation of the applicable air quality plan?	✓	
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	✓	
c. Expose sensitive receptors to substantial pollution concentrations?	✓	
d. Result in other emissions (such as those leading to odors affecting a substantial number of people?	✓	

Environmental Setting

San Joaquin Valley Air Basin

Topography

The topography of a region is important for air quality because mountains can block airflow that would help disperse pollutants and can channel air from upwind areas that transports pollutants to downwind areas. The Air Basin is generally shaped like a bowl. It is open in the north and is surrounded by mountain ranges on all other sides. The Sierra Nevada mountains are along the eastern boundary (8,000 to 14,000 feet in elevation), the Coast Ranges are along the western boundary (3,000 feet in elevation), and the Tehachapi Mountains are along the southern boundary (6,000 to 8,000 feet in elevation).

Climate

The climate is important for air quality because of differences in the atmosphere's ability to trap pollutants close to the ground, which creates adverse air quality; inversely, the atmosphere's ability to rapidly disperse pollutants over a wide area prevents high concentrations from accumulating under different climatic conditions. The Air Basin has an "inland Mediterranean" climate and is characterized by long, hot, dry summers and short, foggy winters. Sunlight can be

a catalyst in the formation of some air pollutants (such as ozone); the Air Basin averages over 260 sunny days per year.¹

Inversion layers are significant in determining pollutant concentrations. Concentration levels can be related to the amount of mixing space below the inversion. Temperature inversions that occur on the summer days are usually encountered 2,000 to 2,500 feet above the valley floor. In winter months, overnight inversions occur 500 to 1,500 feet above the valley floor.

Dominant airflows provide the driving mechanism for transport and dispersion of air pollution. The mountains surrounding the Air Basin form natural horizontal barriers to the dispersion of air contaminants. The wind generally flows south-southeast through the valley, through the Tehachapi Pass and into the Mojave Desert Air Basin portion of Kern County. As the wind moves through the Air Basin, it mixes with the air pollution generated locally, generally transporting air pollutants from the north to the south in the summer and in a reverse flow in the winter.

The winds and unstable air conditions experienced during the passage of winter storms result in periods of low pollutant concentrations and excellent visibility. Between winter storms, high pressure and light winds allow cold moist air to pool on the San Joaquin Valley floor. This creates strong, low-level temperature inversions and very stable air conditions, which can lead to Tule fog. Wintertime conditions favorable to fog formation are also conditions favorable to high concentrations of PM_{2.5} and PM₁₀.

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¹ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 11.

The winds and unstable air conditions experienced during the passage of winter storms result in periods of low pollutant concentrations and excellent visibility. Between winter storms, high pressure and light winds allow cold moist air to pool on the San Joaquin Valley floor. This creates strong, low-level temperature inversions and very stable air conditions, which can lead to Tule fog. Wintertime conditions favorable to fog formation are also conditions favorable to high concentrations of PM_{2.5} and PM₁₀.

Existing Air Quality Conditions

The local air quality can be evaluated by reviewing relevant air pollution concentrations near the project area. **Error! Reference source not found.**3.3-1 summarizes 2017 through 2019 published monitoring data, which is the most recent three-year period available. Data were obtained from the closest air monitoring station with data available. The table displays data from the Clovis-North Villa monitoring station located approximately 5.5 miles south of the Project site). The data show that during the past few years, the project area has exceeded the standards for ozone (state and national), PM₁₀ (state), and PM_{2.5} (national). The data in the table reflect the concentration of the pollutants in the air, measured using air monitoring equipment. No recent monitoring data for Fresno County or the San Joaquin Valley Air Basin were available for carbon monoxide and SO₂. Generally, no monitoring is conducted for pollutants that are no longer likely to exceed ambient air quality standards.

**Table 3.3-1
Air Quality Monitoring Summary²**

Air Pollutant	Averaging Time	Item	2017	2018	2019
Ozone ^a	1 Hour	Max 1 Hour (ppm)	0.138	0.121	0.103
		Days > State Standard (0.09 ppm)	13	13	6
	8 Hour	Max 8 Hour (ppm)	0.100	0.094	0.079
		Days > State Standard (0.07 ppm)	50	49	30

² Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 21.

Air Pollutant	Averaging Time	Item	2017	2018	2019
		Days > National Standard (0.070 ppm)	47	43	10
Carbon monoxide (CO)	8 Hour	Max 8 Hour (ppm)	ND	ID	ND
		Days > State Standard (9.0 ppm)	ND	ND	ND
		Days > National Standard (9 ppm)	ND	ND	ND
Nitrogen dioxide (NO ₂) ^b	Annual	Annual Average (ppm)	0.010	0.090	0.080
	1 Hour	Max 1 Hour (ppm)	0.0588	0.0645	0.0572
		Days > State Standard (0.18 ppm)	0	0	0
Sulfur dioxide (SO ₂)	Annual	Annual Average (ppm)	ND	ND	ND
	24 Hour	Max 24 Hour (ppm)	ND	ND	ND
		Days > State Standard (0.04 ppm)	ND	ND	ND
Inhalable coarse particles (PM ₁₀) ^b	Annual	Annual Average (µg/m ³)	36.2	39.4	32.6
	24 hour	24 Hour (µg/m ³)	103.2	114.6	150.9
		Days > State Standard (50 µg/m ³)	90.4	65.9	90.4
		Days > National Standard (150 µg/m ³)	0	0	0
Fine particulate matter (PM _{2.5}) ^a	Annual	Annual Average (µg/m ³) 12.0 µg/m ³	14.7	10.2	14.7
	24 Hour	24 Hour (µg/m ³)	82.3	39.1	82.3
		Days > National Standard (35 µg/m ³)	27.1	10.0	27.1
Notes:					

Air Pollutant	Averaging Time	Item	2017	2018	2019
> = exceed ppm = parts per million $\mu\text{g}/\text{m}^3$ = micrograms per cubic meter ID = insufficient data ND = no data max = maximum Bold = exceedance of State or Federal Standard State Standard = California Ambient Air Quality Standard National Standard = National Ambient Air Quality Standard ^a Tranquility Monitoring Station ^b Fresno Garland Monitoring Station					

The health impacts of the various air pollutants of concern can be presented in a number of ways. The clearest of these is comparable with the state and federal ozone standards. If concentrations are below the standard, it is safe to say that no health impact would occur to anyone. When concentrations exceed the standard, impacts will vary based on the amount by which the standard is exceeded. The EPA developed the Air Quality Index (AQI) as an easy-to-understand measure of health impacts compared with concentrations in the air.

Table 3.3-23.3-2 provides a description of the health impacts of ozone at different concentrations.

Table 3.3-2
Air Quality Index and Health Effects from Ozone³

Air Quality Index/ 8-hour Ozone Concentration	Health Effects Description
AQI—51—100—Moderate	Sensitive Groups: Children and people with asthma are the groups most at risk.
Concentration 55–70 ppb	Health Effects Statements: Unusually sensitive individuals may experience respiratory symptoms.
	Cautionary Statements: Unusually sensitive people should consider limiting prolonged outdoor exertion.

³ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 22.

Air Quality Index/ 8-hour Ozone Concentration	Health Effects Description
AQI—101–150—Unhealthy for Sensitive Groups	Sensitive Groups: Children and people with asthma are the groups most at risk.
Concentration 71–85 ppb	Health Effects Statements: Increasing likelihood of respiratory symptoms and breathing discomfort in active children and adults and people with respiratory disease, such as asthma.
	Cautionary Statements: Active children and adults, and people with respiratory disease, such as asthma, should limit prolonged outdoor exertion.
AQI—151–200—Unhealthy	Sensitive Groups: Children and people with asthma are the groups most at risk.
Concentration 86–105 ppb	Health Effects Statements: Greater likelihood of respiratory symptoms and breathing difficulty in active children and adults and people with respiratory disease, such as asthma; possible respiratory effects in general population.
	Cautionary Statements: Active children and adults, and people with respiratory disease, such as asthma, should avoid prolonged outdoor exertion; everyone else, especially children, should limit prolonged outdoor exertion.
AQI—201–300—Very Unhealthy	Sensitive Groups: Children and people with asthma are the groups most at risk.
Concentration 106–200 ppb	Health Effects Statements: Increasingly severe symptoms and impaired breathing likely in active children and adults and people with respiratory disease, such as asthma; increasing likelihood of respiratory effects in general population.
	Cautionary Statements: Active children and adults, and people with respiratory disease, such as asthma, should avoid all outdoor exertion; everyone else, especially children, should limit outdoor exertion.

The AQI for the 8-hour ozone standard is based on the current NAAQS of 70 parts per billion (ppb). Based on the AQI scale for the 8-hour ozone standard, the project area experienced no days in the last three years that would be categorized as very unhealthy (AQI 201–250), and as many

as 117 days that were unhealthy (AQI 151–200) or unhealthy for sensitive groups (AQI 101–150), violating the 70-ppb standard as measured at the Clovis -North Villa monitoring station. The highest reading was 100 parts per billion (ppb) in 2017 (AQI 187), compared with the 105-ppb cutoff point for unhealthy (AQI 200). The most days over the standard were 47 days in 2017.⁴

The other nonattainment pollutant of concern is PM_{2.5}. An AQI of 100 or lower is considered moderate and would be triggered by a 24-hour average concentration of 12.1 to 35.4 µg/m³. An AQI of 101 to 150 or 35.5 to 55.4 µg/m³ is considered unhealthy for sensitive groups. When concentrations reach this amount, it is considered an exceedance of the federal PM_{2.5} standard. The monitor at the Tranquility station exceeded the national standard on 2 days in 2016, 6 days in 2017 and 16 days in 2018. People with respiratory or heart disease, the elderly and children are the groups most at risk. Unusually sensitive people should consider reducing prolonged or heavy exertion. The AQI of 151 to 200 is classified as unhealthy for everyone. This AQI classification is triggered when PM_{2.5} concentration ranges from 55.4 to 150.4 µg/m³. At this concentration, there is increasing likelihood of respiratory symptoms in sensitive individuals, aggravation of heart or lung disease and premature mortality in persons with cardiopulmonary disease, and in the elderly. People with respiratory or heart disease, the elderly, and children should limit prolonged exertion. Everyone else should reduce prolonged or heavy exertion. The highest concentration recorded at the Clovis-North Villa monitoring station in the last three years was 82.3 µg/m³ (AQI 165) in 2018. At this concentration, increased aggravation of heart or lung disease and premature mortality in persons with cardiopulmonary disease and the elderly, and increased respiratory effects in general population would occur. People with respiratory or heart disease, the elderly, and children should avoid prolonged exertion; everyone else should limit prolonged exertion when the AQI exceeds this level. The relationship of the AQI to health effects is shown

Table3.3-3.

⁴ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 23.

Table 3.3-3
Air Quality Index and Health Effects of Particulate Pollution⁵

Air Quality Index/ PM_{2.5} Concentration	Health Effects Description
AQI—51–100—Moderate Concentration 12.1–35.4 µg/m ³	Sensitive Groups: Some people who may be unusually sensitive to particle.
	Health Effects Statements: Unusually sensitive people should consider reducing prolonged or heavy exertion.
	Cautionary Statements: Unusually sensitive people: Consider reducing prolonged or heavy exertion. Watch for symptoms such as coughing or shortness of breath. These are signs to take it easier.
AQI—101–150—Unhealthy for Sensitive Groups Concentration 35.5–55.4 µg/m ²	Sensitive Groups: Sensitive groups include people with heart or lung disease, older adults, children, and teenagers.
	Health Effects Statements: Increasing likelihood of respiratory symptoms in sensitive individuals, aggravation of heart or lung disease and premature mortality in persons with cardiopulmonary disease, and the elderly.
	If you have heart disease: Symptoms such as palpitations, shortness of breath, or unusual fatigue may indicate a serious problem. If you have any of these, contact your health care provider.
AQI—151–200—Unhealthy Concentration 86–105 ppb	Sensitive Groups: Children and people with asthma are the groups most at risk.
	Health Effects Statements: Greater likelihood of respiratory symptoms and breathing difficulty in active children and adults and people with respiratory disease, such as asthma; possible respiratory effects in general population.
	Cautionary Statements: Active children and adults, and people with respiratory disease, such as asthma, should

⁵ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 23.

Air Quality Index/ PM _{2.5} Concentration	Health Effects Description
	avoid prolonged outdoor exertion; everyone else, especially children, should limit prolonged outdoor exertion.
AQI—201–300—Very Unhealthy Concentration 106–200 ppb	Sensitive Groups: Children and people with asthma are the groups most at risk.
	Health Effects Statements: Increasingly severe symptoms and impaired breathing likely in active children and adults and people with respiratory disease, such as asthma; increasing likelihood of respiratory effects in general population.
	Cautionary Statements: Active children and adults, and people with respiratory disease, such as asthma, should avoid all outdoor exertion; everyone else, especially children, should limit outdoor exertion.

Attainment Status

The EPA and the ARB designate air basins where ambient air quality standards are exceeded as “nonattainment” areas. If standards are met, the area is designated as an “attainment” area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered “unclassified.” National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards.

Each standard has a different definition, or “form” of what constitutes attainment, based on specific air quality statistics. For example, the federal 8-hour CO standard is not to be exceeded more than once per year; therefore, an area is in attainment of the CO standard if no more than one 8-hour ambient air monitoring values exceeds the threshold per year. In contrast, the federal annual PM_{2.5} standard is met if the three-year average of the annual average PM_{2.5} concentration is less than or equal to the standard.

The current attainment designations for the Air Basin are shown in

Table 3.3-4. The Air Basin is designated as nonattainment for ozone, PM₁₀, and PM_{2.5}.

**Table 3.3-4
San Joaquin Valley Air Basin Attainment Status⁶**

Pollutant	State Status	National Status
Ozone—One Hour	Nonattainment/Severe	No Standard
Ozone—Eight Hour	Nonattainment	Nonattainment/Extreme
Carbon monoxide	Attainment/Unclassified	Merced, Madera, and Kings Counties are unclassified; others are in Attainment
Nitrogen dioxide	Attainment	Attainment/Unclassified
Sulfur dioxide	Attainment	Attainment/Unclassified
PM ₁₀	Nonattainment	Attainment
PM _{2.5}	Nonattainment	Nonattainment
Lead	Attainment	No Designation/Classification

Regulatory Setting

Federal Regulations

Clean Air Act

Congress established much of the basic structure of the Clean Air Act (CAA) in 1970, and made major revisions in 1977 and 1990. Six common air pollutants (also known as criteria pollutants) are addressed in the CAA: particulate matter, ground-level ozone, carbon monoxide (CO), sulfur oxides (SO_x), nitrogen oxides (NO_x), and lead. The EPA labels these pollutants as criteria air pollutants because they are regulated by developing human health-based and/or environmentally based criteria (science-based guidelines), which sets permissible levels. The set of limits based on human health are called primary standards. Another set of limits intended to

⁶ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 25.

prevent environmental and property damage are called secondary standards.⁷ The federal standards are called National Ambient Air Quality Standards (NAAQS). The air quality standards provide benchmarks for determining whether air quality is healthy at specific locations and whether development activities will cause or contribute to a violation of the standards. The criteria pollutants are:

- Ozone
- Nitrogen dioxide (NO₂)
- Lead
- Particulate matter (PM₁₀ and PM_{2.5})
- Carbon monoxide (CO)
- Sulfur dioxide

The federal standards were set to protect public health, including that of sensitive individuals; thus, the EPA is tasked with updating the standards as more medical research is available regarding the health effects of the criteria pollutants. Primary federal standards are the levels of air quality necessary, with an adequate margin of safety, to protect the public health.⁸

State of California Regulations

California Clean Air Act

The California Legislature enacted the California Clean Air Act (CCAA) in 1988 to address air quality issues of concern not adequately addressed by the federal CAA at the time. California's air quality problems were and continue to be some of the most severe in the nation, and required additional actions beyond the federal mandates. The California Air Resources Board (ARB) administers California Ambient Air Quality Standards (CAAQS) for the 10 air pollutants designated in the CCAA. The 10 state air pollutants are the six federal standards listed above as well visibility-reducing particulates, hydrogen sulfide, sulfates, and vinyl chloride. The EPA authorized California to adopt its own regulations for motor vehicles and other sources that are more stringent than similar federal regulations implementing the CAA. Generally, the planning requirements of the CCAA are less stringent than the federal CAA; therefore, consistency with the CAA will also demonstrate consistency with the CCAA.

Toxic Air Contaminants

⁷ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 12.

⁸ Ibid.

A toxic air contaminant (TAC) is defined as an air pollutant that may cause or contribute to an increase in mortality or serious illness, or that may pose a hazard to human health. The ten TACs are acetaldehyde, benzene, 1,3-butadiene, carbon tetrachloride, hexavalent chromium, para-dichlorobenzene, formaldehyde, methylene chloride, perchloroethylene, and diesel particulate matter (DPM). TACs are usually present in minute quantities in the ambient air; however, their high toxicity or health risk may pose a threat to public health even at low concentrations. There are no ambient air quality standards for TAC emissions. TACs are regulated in terms of health risks to individuals and populations exposed to the pollutants. The 1990 Clean Air Act Amendments significantly expanded the EPA's authority to regulate hazardous air pollutants (HAP). Section 112 of the Clean Air Act lists 187 hazardous air pollutants to be regulated by source category. Authority to regulate these pollutants was delegated to individual states. ARB and local air districts regulate TACs and HAPs in California.

Air Pollutant Description and Health Effects

Some studies indicate that DPM poses the greatest health risk among the TACs listed above. A 10-year research program (ARB 1998) demonstrated that DPM from diesel-fueled engines is a human carcinogen and that chronic (long-term) inhalation exposure to DPM poses a chronic health risk. In addition to increased risk of lung cancer, exposure to diesel exhaust can have other health effects. Diesel exhaust can irritate the eyes, nose, throat, and lungs, and it can cause a cough, headaches, lightheadedness, and nausea. Diesel exhaust is a major source of fine particulate pollution as well, and studies have linked elevated particle levels in the air to increased hospital admissions, emergency room visits, asthma attacks, and premature deaths among those suffering from respiratory problems. The federal and state ambient air quality standards, relevant effects, properties, and sources of the pollutants are summarized in Table 1 of Appendix B.

DPM differs from other TACs in that it is not a single substance, but a complex mixture of hundreds of substances. Although DPM is emitted by diesel-fueled, internal combustion engines, the composition of the emissions varies, depending on: engine type, operating conditions, fuel composition, lubricating oil, and whether an emission control system is present. Unlike the other TACs, however, no ambient monitoring data are available for DPM because no routine measurement method currently exists. The ARB has made preliminary concentration estimates based on a DPM exposure method. This method uses the ARB emissions inventory's PM₁₀ database, ambient PM₁₀ monitoring data, and the results from several studies to estimate concentrations of DPM.

Health risks attributable to the top 10 TACs listed above are available from the ARB as part of its California Almanac of Emissions and Air Quality. As shown therein for data collected at the First Street air monitoring station in Fresno, cancer risks attributable to all of the listed TACs above with the exception of DPM have declined about 70 percent from the mid-1990s to 2007. Risks associated with DPM emissions are provided only for the year 2000 and have not been updated in the Almanac. Although more recent editions of the Almanac do not provide estimated risk, they do provide emission inventories for DPM for later years. The 2013 Almanac provides emission inventory trends for DPM from 2000 through 2035. The same Almanac reports that DPM emissions were reduced in the SJVAB from 16 tons per day in 2000 to 11 tons per day in 2010, a 31 percent decrease. DPM emissions in the San Joaquin Valley are projected to decrease to 6 tons per day by 2015, a 62 percent reduction from year 2000 levels. ARB predicts a reduction to three tons per day by 2035, which would be an 81 percent reduction from year 2000 levels. Continued implementation of the ARB's Diesel Risk Reduction Plan is expected to provide continued reductions in DPM through 2020 and beyond through regulations on this source.⁹

Asbestos is the name given to a number of naturally occurring fibrous silicate minerals that have been mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The three most common types of asbestos are chrysotile, amosite, and crocidolite. Chrysotile, also known as white asbestos, is the most common type of asbestos found in buildings. Chrysotile makes up approximately 90 to 95 percent of all asbestos contained in buildings in the United States. Exposure to asbestos is a health threat; exposure to asbestos fibers may result in health issues such as lung cancer, mesothelioma (a rare cancer of the thin membranes lining the lungs, chest, and abdominal cavity), and asbestosis (a non-cancerous lung disease that causes scarring of the lungs). Exposure to asbestos can occur during demolition or remodeling of buildings that were constructed prior to the 1977 ban on asbestos for use in buildings. Exposure to naturally occurring asbestos can occur during soil-disturbing activities in areas with deposits present.

Air Quality Plans and Regulations

Air pollutants are regulated at the national, state, and air basin or county level, and each agency has a different level of regulatory responsibility: the EPA regulates at the national level, the ARB at the state level, and the SJVAPCD at the air basin level.

⁹ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 20.

The EPA is responsible for national and interstate air pollution issues and policies. The EPA sets national vehicle and stationary source emission standards, oversees approval of all State Implementation Plans, provides research and guidance for air pollution programs, and sets National Ambient Air Quality Standards — also known as the federal standards described earlier.

A State Implementation Plan is a document prepared by each state describing existing air quality conditions and measures that will be followed to attain and maintain federal standards. The State Implementation Plan for the State of California is administered by the ARB, which has overall responsibility for statewide air quality maintenance and air pollution prevention. California's State Implementation Plan incorporates individual federal attainment plans for regional air districts; specifically, an air district prepares their federal attainment plan, which is sent to ARB to be approved and incorporated into the California State Implementation Plan. Federal attainment plans include the technical foundation for understanding air quality (e.g., emission inventories and air quality monitoring), control measures and strategies, and enforcement mechanisms. The ARB then submits the to the EPA for approval. After reviewing submitted SIPs, the EPA proposes to approve or disapprove all or part of each plan. The public has an opportunity to comment on the EPA's proposed action. EPA considers public input before taking final action on a state's plan. If EPA approves all or part of a SIP, those control measures are enforceable in federal court. If a state fails to submit an approvable plan or if EPA disapproves a plan, the EPA is required to develop a federal implementation plan (FIP).

The most recent federally approved attainment plans for the SJVAPCD are the 2007 8-hour Ozone Attainment Plan and the 2012 PM_{2.5} Plan for the 2006 PM_{2.5} standard. The Air Basin is designated as an extreme ozone nonattainment area for the EPA's 2008 8-hour ozone standard of 75 ppb. The plan to address this standard was adopted by the SJVAPCD on June 16, 2016. The ARB approved the attainment demonstration plan for the San Joaquin Valley on July 21, 2016 and transmitted the plan to EPA on August 24, 2016. The plan for areas designated extreme nonattainment must demonstrate attainment of the new ozone standard by December 31, 2031. The 2016 Ozone Plan predicts attainment of the 2008 standard by 2031. On June 30, 2020, US EPA approved portions of the 2018 Plan for the 1997, 2006, and 2012 PM_{2.5} Standards and the San Joaquin Valley Supplement to the 2016 State Strategy for the State Implementation Plan related to the 2006 24-hour PM_{2.5} National Ambient Air Quality Standard (NAAQS) of 35 µg/m³. Additionally, EPA granted an extension of the Serious area attainment date for the 2006 PM_{2.5} NAAQS from December 31, 2019, to December 31, 2024. Federal review of portions of the plan that pertain to the other PM_{2.5} standards will continue in 2020. The EPA Administrator signed the Final Rule revising the 8-hour ozone standard to 70 ppm on October 1, 2015. The SJVAB is expected to be designated nonattainment for this new standard in late 2017.

Areas designated nonattainment must develop air quality plans and regulations to achieve standards by specified dates, depending on the severity of the exceedances. For much of the country, implementation of federal motor vehicle standards and compliance with federal permitting requirements for industrial sources are adequate to attain air quality standards on schedule. For many areas of California, however, additional state and local regulation is required to achieve the standards. Regulations adopted by California are described below.

Low-Emission Vehicle Program. The ARB first adopted Low-Emission Vehicle (LEV) program standards in 1990. These first LEV standards ran from 1994 through 2003. LEV II regulations, running from 2004 through 2010, represent continuing progress in emission reductions. As the State's passenger vehicle fleet continues to grow and more sport utility vehicles and pickup trucks are used as passenger cars rather than work vehicles, the more stringent LEV II standards were adopted to provide reductions necessary for California to meet federally mandated clean air goals outlined in the 1994 State Implementation Plan. In 2012, ARB adopted the LEV III amendments to California's LEV regulations. These amendments, also known as the Advanced Clean Car Program, include more stringent emission standards for model years 2017 through 2025 for both criteria pollutants and GHGs for new passenger vehicles.¹⁰

On-Road Heavy-Duty Vehicle Program. The ARB has adopted standards for emissions from various types of new on-road heavy-duty vehicles. Section 1956.8, Title 13, California Code of Regulations contains California's emission standards for on-road heavy-duty engines and vehicles, as well as test procedures. ARB has also adopted programs to reduce emissions from in-use heavy-duty vehicles including the Heavy-Duty Diesel Vehicle Idling Reduction Program, the Heavy-Duty Diesel In-Use Compliance Program, the Public Bus Fleet Rule and Engine Standards, and the School Bus Program and others.¹¹

ARB Truck and Bus Regulation. The latest amendments to the Truck and Bus regulation became effective on December 31, 2014. The amended regulation requires diesel trucks and buses that operate in California to be upgraded to reduce emissions. Newer heavier trucks and buses must meet PM filter requirements beginning January 1, 2012. Lighter and older heavier trucks must be replaced starting January 1, 2015. By January 1, 2023, nearly all trucks and buses will need to have 2010 model year engines or equivalent.

¹⁰ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 26.

¹¹ Ibid.

The regulation applies to nearly all privately and federally owned diesel-fueled trucks and buses and to privately and publicly owned school buses with a gross vehicle weight rating (GVWR) greater than 14,000 pounds. The regulation provides a variety of flexibility options tailored to fleets operating low-use vehicles, fleets operating in selected vocations like agricultural and construction, and small fleets of three or fewer trucks.¹²

Advanced Clean Truck Regulation. The Advanced Clean Trucks regulation was approved on June 25, 2020 and has two main components, a manufacturers ZEV sales requirement and a one-time reporting requirement for large entities and fleets. Promoting the development and use of advanced clean trucks will help CARB achieve its emission reduction strategies as outlined in the State Implementation Plan (SIP), Sustainable Freight Action Plan, Senate Bill (SB) 350, and Assembly Bill (AB) 32.

The proposed regulation has two components including a manufacturer sales requirement, and a reporting requirement:

- **Zero-emission truck sales:** Manufacturers who certify Class 2b-8 chassis or complete vehicles with combustion engines would be required to sell zero-emission trucks as an increasing percentage of their annual California sales from 2024 to 2035. By 2035, zero-emission truck/chassis sales would need to be 55% of Class 2b – 3 truck sales, 75% of Class 4 – 8 straight truck sales, and 40% of truck tractor sales.
- **Company and fleet reporting:** Large employers including retailers, manufacturers, brokers and others would be required to report information about shipments and shuttle services. Fleet owners, with 50 or more trucks, would be required to report about their existing fleet operations. This information would help identify future strategies to ensure that fleets purchase available zero-emission trucks and place them in service where suitable to meet their needs.¹³

ARB Regulation for In-Use Off-Road Diesel Vehicles. On July 26, 2007, the ARB adopted a regulation to reduce DPM and nitrous oxide (NO_x) emissions from in-use (existing) off-road heavy-duty diesel vehicles in California. Such vehicles are used in construction, mining, and industrial operations. The regulation limits idling to no more than five consecutive minutes, requires reporting and labeling, and requires disclosure of the regulation upon vehicle sale. The

¹² Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 27.

¹³ Ibid.

ARB is enforcing that part of the rule with fines up to \$10,000 per day for each vehicle in violation. Performance requirements of the rule are based on a fleet's average NO_x emissions, which can be met by replacing older vehicles with newer, cleaner vehicles or by applying exhaust retrofits. The regulation was amended in 2010 to delay the original timeline of the performance requirements, making the first compliance deadline January 1, 2014 for large fleets (over 5,000 horsepower), 2017 for medium fleets (2,501–5,000 horsepower), and 2019 for small fleets (2,500 horsepower or less).

ARB Regulation for Consumer Products. The ARB Consumer Products Regulation was last amended in January 2015. The ARB regulates the VOC content of a wide variety of consumer products sold and manufactured in California. The purpose of the regulation is to reduce the emission of ozone precursors, TACs, and GHG emissions in products that are used by homes and businesses. The regulated products include but are not limited to solvents, adhesives, air fresheners, soaps, aromatic compounds, windshield cleaners, charcoal lighter, dry cleaning fluids, floor polishes, and general cleaners and degreasers.¹⁴

ARB Airborne Toxic Control Measure for Asbestos. In July 2001, the ARB approved an Air Toxic Control Measure for construction, grading, quarrying, and surface mining operations to minimize emissions of naturally occurring asbestos. The regulation requires application of best management practices to control fugitive dust in areas known to have naturally occurring asbestos and requires notification to the local air district prior to commencement of ground-disturbing activities. The measure establishes specific testing, notification and engineering controls prior to grading, quarrying, or surface mining in construction zones where naturally occurring asbestos is located on projects of any size. There are additional notification and engineering controls at work sites larger than 1 acre in size. These projects require the submittal of a Dust Mitigation Plan and approval by the air district prior to the start of a project.

Construction sometimes requires the demolition of existing buildings where construction occurs. The project includes no demolition. Buildings often include materials containing asbestos. Asbestos is also found in a natural state, known as naturally occurring asbestos. Exposure and disturbance of rock and soil that naturally contain asbestos can result in the release of fibers into the air and consequent exposure to the public. Asbestos most commonly occurs in ultramafic rock that has undergone partial or complete alteration to serpentine rock (serpentinite) and often contains chrysotile asbestos. In addition, another form of asbestos, tremolite, can be found

¹⁴ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 27.

associated with ultramafic rock, particularly near faults. Sources of asbestos emissions include unpaved roads or driveways surfaced with ultramafic rock, construction activities in ultramafic rock deposits, or rock quarrying activities where ultramafic rock is present.

The ARB has an Air Toxic Control Measure for construction, grading, quarrying, and surface mining operations, requiring the implementation of mitigation measures to minimize emissions of asbestos-laden dust. The measure applies to road construction and maintenance, construction and grading operations, and quarries and surface mines when the activity occurs in an area where naturally occurring asbestos is likely to be found. Areas are subject to the regulation if they are identified on maps published by the Department of Conservation as ultramafic rock units or if the Air Pollution Control Officer or owner/operator has knowledge of the presence of ultramafic rock, serpentine, or naturally occurring asbestos on the site. The measure also applies if ultramafic rock, serpentine, or asbestos is discovered during any operation or activity. Review of the Department of Conservation maps indicates that no ultramafic rock has been found near Laton.

Diesel Risk Reduction Plan. The ARB's Diesel Risk Reduction Plan has led to the adoption of state regulatory standards for all new on-road, off-road, and stationary diesel-fueled engines and vehicles to reduce DPM emissions by about 90 percent overall from year 2000 levels. The projected emission benefits associated with the full implementation of this plan, including federal measures, are reductions in DPM emissions and associated cancer risks of 75 percent by 2010, and 85 percent by 2020.¹⁵

Right to Farm Act

The California "Right to Farm Act" states that agricultural activity is not a nuisance and further states that "no agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after it has been in operation for more than three years if it was not a nuisance at the time it began."

San Joaquin Valley Air Pollution Control District Regulations

¹⁵ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 28.

The San Joaquin Valley Air Pollution Control District (SJVAPCD) is responsible for controlling emissions primarily from stationary sources. The SJVAPCD, in coordination with eight countywide transportation agencies, is also responsible for developing, updating, and implementing air quality plans for the SJVAPCD.

Ozone Plans

The Air Basin is designated nonattainment of state and federal health-based air quality standards for ozone. To meet Clean Air Act requirements for the one-hour ozone standard, the SJVAPCD adopted an Extreme Ozone Attainment Demonstration Plan in 2004, with an attainment date of 2010. Although the EPA revoked the federal 1-hour ozone standard effective June 15, 2005 and replaced it with an 8-hour standard, the requirement to submit a plan for that standard remained in effect for the San Joaquin Valley.

The planning requirements for the 1-hour plan remain in effect until replaced by a federal 8-hour ozone attainment plan. On March 8, 2010, the EPA approved the 2004 Extreme Ozone Attainment Demonstration Plan, including revisions to the plan, effective April 7, 2010. However, the Air Basin failed to attain the standard in 2010 and was subject to a \$29-million Clean Air Act penalty. The penalty is being collected through an additional \$12 motor vehicle registration surcharge for each passenger vehicle registered in the Air Basin that will be applied to pollution reduction programs in the region. The SJVAPCD also instituted a more robust ozone episodic program to reduce emissions on days with the potential to exceed the ozone standards. On July 18, 2016, the EPA published in the Federal Register a final action determining that the San Joaquin Valley has attained the 1-hour ozone national ambient air quality standard. This determination is based on the most recent three-year period (2012-2014) of sufficient, quality-assured, and certified data. The penalty fees remain in place pending submittal of a demonstration that the San Joaquin Valley will maintain the 1-hour standard for 10 years.¹⁶

The EPA originally classified the Air Basin as serious nonattainment for the 1997 federal 8-hour ozone standard with an attainment date of 2013. On April 30, 2007, the SJVAPCD's Governing Board adopted the 2007 Ozone Plan, which contained analysis showing a 2013 attainment target to be infeasible. The 2007 Ozone Plan details the plan for achieving attainment on schedule with an "extreme nonattainment" deadline of 2024. At its adoption of the 2007 Ozone Plan, the SJVAPCD also requested a reclassification to extreme nonattainment. ARB approved the plan in

¹⁶ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 29.

June 2007, and the EPA approved the request for reclassification to extreme nonattainment on April 15, 2010.

The Air Basin is designated as an extreme ozone nonattainment area for the EPA's 2008 8-hour ozone standard of 75 ppb. The SJVAPCD's Governing Board approved the 2016 Plan for the 2008 8-Hour Ozone Standard on June 16, 2016. The ARB approved the attainment demonstration plan for the San Joaquin Valley on July 21, 2016 and transmitted the plan to EPA on August 24, 2016. The comprehensive strategy in this plan will reduce NO_x emissions by over 60 percent between 2012 and 2031, and will bring the San Joaquin Valley into attainment of the EPA's 2008 8-hour ozone standard as expeditiously as practicable, no later than December 31, 2031. The 2016 Ozone Plan predicts attainment of the 2008 standard by 2031.¹⁷ To ensure that the plan is approvable with the necessary contingencies, the plan includes a "Black Box" that will require implementation of new advanced technologies and controls prior to the 2031 deadline.

The EPA Administrator signed the Final Rule revising the 8-hour ozone standard to 70 ppm on October 1, 2015. The new standard will require the SJVAPCD to prepare a new attainment to achieve the more stringent emission level within 20 years from the effective date of designation.¹⁸

State ozone standards do not have an attainment deadline but require implementation of all feasible measures to achieve attainment at the earliest date possible. This is achieved through compliance with the federal deadlines and control measure requirements.

Particulate Matter Plans

The Air Basin was designated nonattainment of state and federal health-based air quality standards for PM₁₀. The Air Basin is also designated nonattainment of state and federal standards for PM_{2.5}.

To meet Clean Air Act requirements for the PM₁₀ standard, the SJVAPCD adopted a PM₁₀ Attainment Demonstration Plan (Amended 2003 PM₁₀ Plan and 2006 PM₁₀ Plan), which has an attainment date of 2010. The SJVAPCD adopted the 2007 PM₁₀ Maintenance Plan in September 2007 to assure the San Joaquin Valley's continued attainment of the EPA's PM₁₀ standard. The EPA designated the valley as an attainment/maintenance area for PM₁₀ on September 25, 2008. Although the San Joaquin Valley has exceeded the standard since then, those days were

¹⁷ Ibid. Page 30.

¹⁸ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 30.

considered exceptional events that are not considered a violation of the standard for attainment purposes.

The 2008 PM_{2.5} Plan builds upon the comprehensive strategy adopted in the 2007 Ozone Plan to bring the Air Basin into attainment of the 1997 national standards for PM_{2.5}. The EPA has identified NO_x and SO₂ as precursors that must be addressed in air quality plans for the 1997 PM_{2.5} standards. The 2008 PM_{2.5} Plan is a continuation of the SJVAPCD's strategy to improve the air quality in the Air Basin. The EPA issued final approval of the 2008 PM_{2.5} Plan on November 9, 2011, which became effective on January 9, 2012. The EPA approved the emissions inventory, the reasonably available control measures/reasonably available control technology demonstration, reasonable further progress demonstration, attainment demonstration and associated air quality modeling, and the transportation conformity motor vehicle emissions budgets. The EPA also granted California's request to extend the attainment deadline for the San Joaquin Valley to April 5, 2015 and approved commitments to measures and reductions by the SJVAPCD and the ARB. Finally, it disapproved the State Implementation Plan's contingency provisions and issued a protective finding for transportation conformity determinations.

In December 2012, the SJVAPCD adopted the 2012 PM_{2.5} Plan to bring the San Joaquin Valley into attainment of the EPA's 2006 24-hour PM_{2.5} standard of 35 µg/m³. The ARB approved the SJVAPCD's 2012 PM_{2.5} Plan for the 2006 standard at a public hearing on January 24, 2013.¹⁹ This plan seeks to bring the Valley into attainment with the standard by 2019, with the expectation that most areas will achieve attainment before that time.

The 2015 Plan for the 1997 PM_{2.5} Standard approved by the SJVAPCD Governing Board on April 16, 2015—will bring the Valley into attainment of the EPA's 1997 PM_{2.5} standard as expeditiously as practicable, but no later than December 31, 2020. The plan was required to request reclassification to Serious nonattainment and to extend the attainment date from 2018 to 2020.²⁰

The 2016 Moderate Area Plan for the 2012 PM_{2.5} Standard was adopted on September 15, 2016. This plan includes an attainment impracticability demonstration and request for reclassification of the Valley from Moderate nonattainment to Serious nonattainment. The 2016 PM_{2.5} Plan is under ARB review.²¹

¹⁹ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 30.

²⁰ Ibid. Page 31.

²¹ Ibid.

The SJVAPCD adopted the 2018 Plan for the 1997, 2006, and 2012 PM_{2.5} Standards on November 15, 2018. This plan provides a combined strategy to address the EPA federal 1997 annual PM_{2.5} standard of 15 µg/m³ and 24-hour PM_{2.5} standard of 65 µg/m³; the 2006 24-hour PM_{2.5} standard of 35 µg/m³; and the 2012 annual PM_{2.5} standard of 12 µg/m³. This plan demonstrates attainment of the federal PM_{2.5} standards as expeditiously as practicable.²²

Rules and Regulations

The following SJVAPCD rules and regulations that may apply to the proposed Project include but are not limited to the following:²³

Rule 4102—Nuisance. The purpose of this rule is to protect the health and safety of the public, and applies to any source operation that emits or may emit air contaminants or other materials. This rule is enforced on a complaint basis.

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. Only compliant components are available for purchase in the San Joaquin Valley.

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. If asphalt paving will be used, then the paving operations will be subject to Rule 4641. This regulation is enforced on the asphalt provider.

Rule 4901—Wood-Burning Fireplaces and Wood-Burning Heaters. The purposes of this rule are to limit emissions of carbon monoxide and particulate matter from wood-burning fireplaces, wood-burning heaters, and outdoor wood-burning devices, and to establish a public education program to reduce wood-burning emissions. All development that includes wood-burning devices are subject to this rule.

Rule 4902—Residential Water Heaters. In 2009, the SJVAPCD amended Rule 4902 to strengthen the rule by lowering the limit to 10 nanograms per joule (ng/J) for new or replacement water

²² Ibid.

²³ Ibid.

heaters, and to a limit of 14 ng/J for instantaneous water heaters. Retailer compliance dates ranged from 2010 to 2012, depending on the unit type.

Regulation VIII—Fugitive PM₁₀ Prohibitions. Rules 8011–8081 are designed to reduce PM₁₀ emissions (predominantly dust/dirt) generated by human activity, including construction and demolition activities, road construction, bulk materials storage, paved and unpaved roads, carryout and trackout, etc. All development projects that involve soil disturbance are subject to at least one provision of the Regulation VIII series of rules.

Rule 9510—Indirect Source Review. This rule reduces the impact of NO_x and PM₁₀ emissions from growth within the Air Basin. The rule places application and emission reduction requirements on development projects meeting applicability criteria in order to reduce emissions through on-site mitigation, off-site SJVAPCD-administered projects, or a combination of the two. This project is subject to Rule 9510.

Thresholds of Significance

The CEQA Guidelines define a significant effect on the environment as “a substantial, or potentially substantial, adverse change in the environment.” To determine if a project would have a significant impact on air quality, the type, level, and impact of emissions generated by the project must be evaluated.

The following air quality significance thresholds are contained in Appendix G of the CEQA Guidelines effective December 28, 2018. A significant impact would occur if the project would:

- a) Conflict with or obstruct implementation of the applicable air quality plan;
- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable national or state ambient air quality standard;
- c) Expose sensitive receptors to substantial pollutant concentrations; or
- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people.

While the final determination of whether a project is significant is within the purview of the lead agency pursuant to Section 15064(b) of the CEQA Guidelines, the SJVAPCD recommends that its quantitative air pollution thresholds be used to determine the significance of project emissions. If

the lead agency finds that the project has the potential to exceed these air pollution thresholds, the project should be considered to have significant air quality impacts. The applicable SJVAPCD thresholds and methodologies are contained under each impact analysis herein.

Impacts and Mitigation Measures

Impact 3.3-1: *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

Significant and Unavoidable Impact. The CEQA Guidelines indicate that a significant impact would occur if the project would conflict with or obstruct implementation of the applicable air quality plan. The GAMAQI indicates that projects that do not exceed SJVAPCD regional criteria pollutant emissions quantitative thresholds would not conflict with or obstruct the applicable air quality plan (AQP). An additional criterion regarding the project's implementation of control measures was assessed to provide further evidence of the project's consistency with current AQPs. This document proposes the following criteria for determining project consistency with the current AQPs:

1. Will the project result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQPs? This measure is determined by comparison to the regional and localized thresholds identified by the SJVAPCD for Regional and Local Air Pollutants.
2. Will the project comply with applicable control measures in the AQPs? The primary control measures applicable to development projects is Regulation VIII—Fugitive PM₁₀ Prohibitions and Rule 9510 Indirect Source Review.

Contribution to Air Quality Violations

A measure for determining if the project is consistent with the air quality plans is if the project would not result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the air quality plans. Regional air quality impacts and attainment of standards are the result of the cumulative impacts of all emission sources within the air basin. Individual projects are generally not large enough to contribute measurably to an existing violation of air quality standards. Therefore, the cumulative impact of the project is based on its

cumulative contribution. Because of the region's nonattainment status for ozone, PM_{2.5}, and PM₁₀—if project-generated emissions of either of the ozone precursor pollutants (ROG and NO_x), PM₁₀, or PM_{2.5} would exceed the SJVAPCD's significance thresholds—then the project would be considered to contribute to violations of the applicable standards and conflict with the attainment plans.

As discussed in Impact 3.2-2 below, emissions of ROG, NO_x, CO, and PM₁₀ associated with the operation of the project would exceed the SJVAPCD's significance thresholds. However, as shown in Impact 3.2-2, the Project would not result in CO hotspots that would violate CO standards. Therefore, the Project would not contribute to air quality violations of the CO standard. Although the Project would exceed the criteria pollutant thresholds for several pollutants, the Copper River Ranch DEIR had already considered air quality to be a significant and unavoidable impact. In addition, the new area being added to Copper River Ranch by the proposed Project was designated for development in the City of Fresno General Plan and was addressed in the air quality analysis in the General Plan Master Environmental Impact Report (MEIR). In addition, proposed changes in land use designation within the adopted Copper River Ranch plan area reflect reduced development densities which produce less air quality impacts than would occur if developed at the existing designations.

Compliance with Applicable Control Measures

The AQP contains a number of control measures, which are enforceable requirements through the adoption of rules and regulations. A description of rules and regulations that apply to this Project is provided below.

SJVAPCD Rule 9510—Indirect Source Review (ISR) is a control measure in the 2006 PM₁₀ Plan that requires NO_x and PM₁₀ emission reductions from development projects in the San Joaquin Valley. The NO_x emission reductions help reduce the secondary formation of PM₁₀ in the atmosphere (primarily ammonium nitrate and ammonium sulfate) and also reduce the formation of ozone. Reductions in directly emitted PM₁₀ reduce particles such as dust, soot, and aerosols. Rule 9510 is also a control measure in the 2016 Plan for the 2008 8-Hour Ozone Standard. Developers of projects subject to Rule 9510 must reduce emissions occurring during construction and operational phases through on-site measures, or pay off-site mitigation fees. The Project is required to comply with Rule 9510.

Regulation VIII—Fugitive PM₁₀ Prohibitions is a control measure that is one main strategies from the 2006 PM₁₀ for reducing the PM₁₀ emissions that are part of fugitive dust. Residential projects over 10 acres and non-residential projects over 5 acres are required to file a Dust Control

Plan (DCP) containing dust control practices sufficient to comply with Regulation VIII. The Project is required to prepare a DCP to comply with Regulation VIII.

Other control measures that apply to the project are Rule 4641—Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operation that requires reductions in VOC emissions during paving and Rule 4601—Architectural Coatings that limits the VOC content of all types of paints and coatings sold in the San Joaquin Valley. These measures apply at the point of sale of the asphalt and the coatings, so Project compliance is ensured without additional mitigation measures.

The Project would comply with all applicable SJVAPCD rules and regulations. Therefore, the Project complies with this criterion and would not conflict with or obstruct implementation of the applicable air quality attainment plan.

Conclusion

The Project's emissions are significant for ROG, NO_x, CO, and PM₁₀ and would be considered inconsistent with the AQP for this criterion. The Project complies with applicable control measures of the AQP and would be less than significant for this criterion. The growth accommodated by Copper River Ranch is included in the General Plan and therefore it is consistent with the land use assumptions used to prepare the AQP. A substantial portion of the undeveloped area in Copper River Ranch is fully entitled by the City so no additional mitigation can be imposed on those individual projects. Copper River Ranch includes numerous design features to reduce motor vehicle trips and increase walking, bicycling, and transit use. In addition, all projects are required to comply with Rule 9510, which is intended to mitigate the cumulative impacts of new development in the San Joaquin Valley to the extent feasible. However, after compliance with Rule 9510, emissions will still exceed the SJVAPCD quantitative thresholds of significance. Mitigation measure AIR-1 will reduce impacts; however, impacts are still considered *significant and unavoidable*.

Mitigation Measures

AIR-1 The air quality mitigation measures adopted in the Copper River Ranch 2003 FEIR shall apply to new projects within the plan area, except for those measures that have been superseded by more stringent regulations or are part of City of Fresno Development Code.

Impact 3.3-2: *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?*

Significant and Unavoidable Impact. To result in a less than significant impact, the following criteria must be true:

1. Regional analysis: emissions of nonattainment pollutants must be below the SJVAPCD's regional significance thresholds. This is an approach recommended by the SJVAPCD in its GAMAQI.
2. Summary of projections: the project must be consistent with current air quality attainment plans including control measures and regulations. This is an approach consistent with Section 15130(b) of the CEQA Guidelines.
3. Cumulative health impacts: the project must result in less than significant cumulative health effects from the nonattainment pollutants. This approach correlates the significance of the regional analysis with health effects, consistent with the court decision, *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1184, 1219-20.

Regional Emissions

Air pollutant emissions have both regional and localized effects. This analysis assesses the regional effects of the project's criteria pollutant emissions in comparison to SJVAPCD thresholds of significance for short-term construction activities and long-term operation of the Project. Localized emissions from project construction and operation are assessed under Impact 3.3-3—Sensitive Receptors using concentration-based thresholds that determine if the project would result in a localized exceedance of any ambient air quality standards or would make a cumulatively considerable contribution to an existing exceedance.

The primary pollutants of concern during project construction and operation are ROG, NO_x, PM₁₀, and PM_{2.5}. The SJVAPCD GAMAQI adopted in 2015 contains thresholds for CO, NO_x, ROG, SO_x, PM₁₀, and PM_{2.5}.

Ozone is a secondary pollutant that can be formed miles from the source of emissions, through reactions of ROG and NO_x emissions in the presence of sunlight. Therefore, ROG and NO_x are termed ozone precursors. The Air Basin often exceeds the state and national ozone standards. Therefore, if the project emits a substantial quantity of ozone precursors, the project may contribute to an exceedance of the ozone standard. The Air Basin also exceeds air quality

standards for PM₁₀, and PM_{2.5}; therefore, substantial project emissions may contribute to an exceedance for these pollutants. The SJVAPCD’s annual emission significance thresholds used for the project define the substantial contribution for both operational and construction emissions as follows:

• 100 tons per year CO	• 27 tons per year SO _x
• 10 tons per year NO _x	• 15 tons per year PM ₁₀
• 10 tons per year ROG	• 15 tons per year PM _{2.5}

The Project does not contain sources that would produce substantial quantities of SO₂ emissions during construction and operation. Modeling conducted for the project show that SO₂ emissions are well below the SJVAPCD GAMAQI thresholds, as shown in the modeling results contained in Appendix B. No further analysis of SO₂ is required.

Construction Emissions

Construction emissions were modeled using the CalEEMod version 2016.3.2. The results of the modeling are presented in **Error! Reference source not found.**. Construction emissions were assumed to occur at a steady rate through project buildout and were modeled in a single run. CalEEMod assumes that site preparation and grading would occur at the beginning of construction and architectural coatings would occur at the end of construction. For large plan areas, individual residential tracts and commercial projects are constructed gradually with the various construction activities happening at any time within the buildout period. Therefore, the annual average construction emissions were calculated for comparison to the annual threshold of significance. The emissions reflect compliance with SJVAPCD regulations that apply to construction activities. For assumptions in estimating the emissions, please refer to Appendix B. As shown in **Error! Reference source not found.**, the emissions are below the SJVAPCD significance thresholds. Therefore, the emissions would be less than significant on a Project basis.

Table 3.3-5
Construction Air Pollutant Emissions Summary²⁴

²⁴ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 79.

Year	Emissions (tons per year)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Residential Construction					
2021	0.48	5.04	3.09	1.07	0.59
2022	0.52	4.98	4.19	0.83	0.40
2023	1.18	8.60	10.01	1.59	0.63
2024	1.11	8.23	9.80	1.57	0.60
2025	1.03	7.76	9.50	1.53	0.56
2026	13.03	3.49	4.83	0.58	0.24
Total	17.35	38.10	41.42	7.17	3.01
Average Annual Construction Emissions (5 years or 60 months)	3.47	7.62	8.28	1.43	0.60
Commercial Construction					
2021	0.05	0.49	0.31	0.11	0.06
2022	0.27	2.59	1.87	0.52	0.17
2023	0.27	2.35	1.89	0.59	0.18
2024	0.26	2.31	1.80	0.60	0.18
2025	0.24	2.25	1.70	0.59	0.17
2026	0.23	2.23	1.63	0.59	0.17
2027	0.22	2.21	1.56	0.59	0.17
2028	0.85	0.97	0.80	0.26	0.08
Total	2.41	15.40	11.54	3.85	1.19
Average Annual Construction Emissions (7 years or 84 months)	0.34	2.20	1.65	0.55	0.17
Combined Project Annual Average Construction Emissions					
Annual Average	3.81	9.82	9.93	1.98	0.26

Year	Emissions (tons per year)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Annual Average with Rule 9510 ISR Compliance	3.81	7.86	9.93	1.97	0.26
Significance threshold (tons/year)	10	10	100	15	15
Exceed threshold—significant impact?	No	No	No	No	No
Notes: PM₁₀ and PM_{2.5} emissions are from the mitigated output to reflect compliance with Regulation VIII—Fugitive PM₁₀ Prohibitions. ROG = reactive organic gases NO_x = nitrogen oxides PM₁₀ and PM_{2.5} = particulate matter Calculations use unrounded numbers. Source: CalEEMod output (Appendix B).					

Operational Emissions

Operational emissions occur over the lifetime of the Project and are from two main sources: area sources and motor vehicles, or mobile sources. Project buildout for residential is assumed to occur in 2026 and in 2028 for the commercial portions of the Project. The SJVAPCD considers construction and operational emissions separately when making significance determinations. For assumptions in estimating the emissions, please refer to Appendix B. The emissions modeling results for Project operation are summarized in **Error! Reference source not found.**

As shown in **Error! Reference source not found.**, the operational emissions exceed the SJVAPCD thresholds for ROG, NO_x, CO, and PM₁₀ after compliance with Rule 9510. The emissions shown in Table 3.3-6 for the residential and commercial portions of the Project include credit for compliance with regulations and Project design features that would reduce Project emissions. The combined Project emissions show the unmitigated emissions before and after compliance with Rule 9510 which applies to the unmitigated baseline. Project operational emissions would result in a significant impact.

**Table 3.3-6
Operational Air Pollutant Emissions at Buildout²⁵**

Emission Sources	Emissions (tons per year)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Residential (with design features)					
Area	13.16	0.96	15.88	0.15	0.15
Energy	0.23	1.94	0.82	0.16	0.16
Mobile	4.20	13.74	44.35	17.77	4.83
Total	17.60	16.64	61.05	18.07	5.13
Commercial (with design features)					
Area	0.85	0.00	0.00	0.00	0.00
Energy	0.02	0.15	0.13	0.01	0.01
Mobile	2.09	2.05	14.26	5.03	1.36

²⁵ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 81.

Emission Sources	Emissions (tons per year)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Total	2.96	2.21	14.39	5.04	1.38
Combined Project Residential and Commercial (Unmitigated)					
Area	18.05	1.55	51.99	6.04	6.04
Energy	0.26	2.21	1.00	0.18	0.18
Mobile	6.45	16.67	63.71	25.60	6.96
Total Project Emissions	24.76	20.43	116.70	31.82	13.18
Total with Rule 9510 ISR Compliance	24.76	13.62	116.70	15.91	13.18
Significance threshold	10	10	100	15	15
Exceed threshold—significant impact?	Yes	Yes	Yes	Yes	No
Notes: ROG = reactive organic gases NO_x = nitrogen oxides PM₁₀ and PM_{2.5} = particulate matter Area source emissions include emissions from natural gas, landscape, and painting. Rule 9510 compliance is based on a reduction prior to credits for design features and mitigation measures. Source: CalEEMod output (Appendix B).					

Step 2: Plan Approach

Section 15130(b) of the CEQA Guidelines states the following:

The following elements are necessary to an adequate discussion of significant cumulative impacts: 1) Either: (A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or (B) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact.

In accordance with CEQA Guidelines 15130(b), this analysis of cumulative impacts is based on a summary of projections analysis. The SJVAPCD attainment plans are based on a summary of projections that accounts for projected growth throughout the Air Basin, and the controls needed to achieve ambient air quality standards. This analysis considers the current CEQA Guidelines, which includes the amendments approved by the Natural Resources Agency, effective on December 28, 2018. The Air Basin is in nonattainment or maintenance status for ozone and particulate matter (PM₁₀ and PM_{2.5}), which means that concentrations of those pollutants currently exceed the ambient air quality standards for those pollutants, or that the standards have recently been attained in the case of pollutants with maintenance status. When concentrations of ozone, PM₁₀, or PM_{2.5} exceed the ambient air quality standard, then those sensitive to air pollution (such as children, the elderly, and the infirm) could experience health effects such as: decrease of pulmonary function and localized lung edema in humans and animals; increased mortality risk; and risk to public health, implied by altered connective tissue metabolism, altered pulmonary morphology in animals after long-term exposures, and pulmonary function decrements in chronically exposed humans. See Appendix B for additional correlation of the health impacts with the existing pollutant concentrations experienced in the Fresno area.

Under the CEQA Guidelines, cumulative impacts may be analyzed using other plans that evaluate relevant cumulative effects. The geographic scope for cumulative criteria pollution from air quality impacts is the Air Basin, because that is the area in which the air pollutants generated by the sources within the Air Basin circulate and are often trapped. The SJVAPCD is required to prepare and maintain air quality attainment plans and a State Implementation Plan to document the strategies and measures to be undertaken to reach attainment of ambient air quality standards. While the SJVAPCD does not have authority over land use decisions, it is recognized that changes in land use and circulation planning would help the Air Basin achieve clean air mandates. The SJVAPCD evaluated emissions from land uses and transportation in the entire Air Basin when it developed its attainment plans. Emission inventories used to predict attainment of NAAQS must be based on the latest planning assumptions for mobile sources.

In accordance with CEQA Guidelines Section 15064, subdivision (h)(3), a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously approved plan or mitigation program.

The history and development of the SJVAPCD's current Ozone Attainment Plan is described in Appendix B. The 2007 8-Hour Ozone Plan contains measures to achieve reductions in emissions of ozone precursors, and sets plans towards attainment of ambient ozone standards by 2023. The 2012 PM_{2.5} Plan and the 2015 PM_{2.5} Plan for the 1997 PM_{2.5} Standard require fewer NO_x reductions to attain the PM_{2.5} standard than the Ozone Plan, so the Ozone Plan is considered the applicable plan for reductions of the ozone precursors NO_x and ROG. The 2012 PM_{2.5} Plan requires reductions in directly emitted PM_{2.5} from combustion sources, such as diesel engines and fireplaces, and from fugitive dust to attain the ambient standard and is the applicable plan for PM_{2.5} emissions. PM_{2.5} is also formed in secondary reactions in the atmosphere involving NO_x and ammonia to form nitrate particles. Reductions in NO_x required for ozone attainment are also sufficient for PM_{2.5} attainment. As discussed in Impact 3.3-1, the Project is consistent with all applicable control measures in the air quality attainment plans. The Project would comply with any SJVAPCD rules and regulations that may pertain to implementation of the AQPs. Therefore, impacts would be less than significant with regard to compliance with applicable rules and regulations.

In conclusion, the growth resulting from the Project is accounted for in the General Plan and the applicable AQP, the Project will comply with applicable rules and regulations implementing the AQP; however, the Project exceeds SJVAPCD thresholds for ROG, NO_x, CO, and PM₁₀ after compliance with Rule 9510; therefore, the Project is considered significant for this criterion.

Project Health Impacts

In the 5th District Court of Appeal case *Sierra Club v. County of Fresno (Friant Ranch, L.P.)*, the Court found the project EIR deficient because it did not identify specific health-related effects resulting from the estimated amount of pollutants generated by the project. The ruling stated that the EIR should give a "sense of the nature and magnitude of the 'health and safety problems' caused by a project's air pollution. The EIR should translate the emission numbers into adverse impacts or to understand why such translation is not possible at this time (and what limited translation is, in fact, possible)."

The standard measure of the severity of impact is the concentration of pollutant in the atmosphere compared to the ambient air quality standard for the pollutant for a specified period of time. The

severity of the impact increases with the concentration and the amount of time that people are exposed to the pollutant. The change in health impacts with concentration is described in

Table **3.3-2** and

Table using the EPA's Air Quality Index. The pollutants of concern in the Friant Ranch ruling were regional criteria pollutants ozone, and PM₁₀. It is important to note that the potential for localized impacts can be addressed through dispersion modeling. The SJVAPCD includes screening criteria that if exceeded would require dispersion modeling to determine if project emissions would result in a significant health impact. For this Project, no significant localized health impacts would occur. Regional pollutants require more complex modeling as described below.

Ozone concentrations are estimated using regional photochemical models because ozone formation is subject to temperature, inversion strength, sunlight, emissions transport over long distances, dispersion, and the regional nature of the precursor emissions. The emissions from individual projects are too small to produce a measurable change in ozone concentrations—it is the cumulative contribution of emissions from existing and new development that is accounted for in the photochemical model. Ozone concentrations vary widely throughout the day and year even with the same amount of daily emissions. The SJVAPCD indicated in an Amicus Brief on Friant Ranch that running the photochemical model with just Friant Ranch emissions (109.5 tons/year NO_x) is not likely to yield valid information given the relative scale involved. A copy of the SJVAPCD brief is included in Appendix B of Appendix B. The NO_x inventory for the San Joaquin Valley is 224 tons per day in 2019 or 81,760 tons per year. Friant Ranch would result in 0.13 percent increase in NO_x emissions. A project emitting at the SJVAPCD CEQA threshold of 10 tons per year would result in a 0.01 percent increase in NO_x emissions. Project NO_x emissions are 13.2 tons per year, so would result in a 0.016 percent increase in NO_x. Most Project emissions are generated by motor vehicle travel distributed on regional roadways miles from the Project site, and these emissions are not conducive to project-level concentration-based modeling.

Emissions throughout the San Joaquin Valley are projected to markedly decline in the coming decade. The SJVAPCD 2016 Ozone Plan predicts NO_x emissions will decline to 103 tons per day by 2029 or 54 percent from 2019 levels through implementation of control measures included in the plan. This means that ozone health impacts to residents of the San Joaquin Valley will be lower than currently experienced and most areas of the San Joaquin Valley will have attained ozone air quality standards. The plan accounts for growth in population at rates projected by the State of California for the San Joaquin Valley, so only cumulative projects that would exceed regional growth projections would potentially delay attainment and prolong the time and the

number of people would experience health impacts. It is unlikely that anyone would experience greater impacts from regional emissions than currently occur. The federal transportation conformity regulation provides a means of ensuring growth in emissions does not exceed emission budgets for each County. Regional Transportation Plans and Regional Transportation Improvement Plans must provide a conformity analysis based on the latest planning assumptions that demonstrates that budgets will be not be exceeded. If budgets are exceeded, the San Joaquin Valley may be subject to Clean Air Act sanctions until the deficiency is addressed.

Particulate emission impacts can be localized and regional. Particulates can be directly emitted and can be formed in the atmosphere with chemical reactions. Small directly emitted particles such as diesel emissions and other combustion emissions can remain in the atmosphere for a long time and can be transported over long distances. Large particles such as fugitive dust tend to be deposited a short distance from where emitted but can also travel long distances during periods of high winds. Particulates can be washed out of the atmosphere by rain and deposited on surfaces. Secondary particulates formed in the atmosphere such as ammonium nitrate require NO_x and ammonia, and they require low inversion levels and certain ranges of temperature and humidity to result in substantial concentrations. These complications make modeling project particulate emissions to determine concentration feasible only for directly emitted particles at receptor locations close to the project site. Regional particulate concentrations are modeled using a gridded inventory (emissions in tons/day are placed a 4-kilometer, three-dimensional grid to spatially allocate the emissions geographically and vertically in the atmosphere) and an atmospheric chemistry component to simulate the chemical reactions. The model uses relative reduction factors to determine the reductions of each PM component that will be needed to attain the air quality standards on the days with the conditions most favorable to high particulate concentrations. A small project would not produce sufficient emissions to determine a project's individual contribution to the particulate concentration.

Step 3: Cumulative Health Impacts

The Air Basin is in nonattainment for ozone, PM_{10} (State only), and $\text{PM}_{2.5}$, which means that the background levels of those pollutants are at times higher than the ambient air quality standards. The air quality standards were set to protect public health, including the health of sensitive individuals (such as children, the elderly, and the infirm). Therefore, when the concentration of those pollutants exceeds the standard, it is likely that some sensitive individuals in the population would experience health effects that were described in Appendix B. However, the health effects are a factor of the dose-response curve. Concentration of the pollutant in the air (dose), the length of time exposed, and the response of the individual are factors involved in the severity and nature

of health impacts. If a significant health impact results from project emissions, it does not mean that 100 percent of the population would experience health effects. Error! Reference source not found.,

Table 3.3-2.3-2, and

Table relate the pollutant concentration experienced by residents using air quality data for the nearest air monitoring station to the health impacts ascribed to those concentrations by the EPA Air Quality Index. This provides a more detailed look at the actual impacts currently experienced by area residents.

Since the Basin is nonattainment for ozone, PM₁₀, and PM_{2.5}, it is considered to have an existing significant cumulative health impact without the project. When this occurs, the analysis considers whether the project's contribution to the existing violation of air quality standards is cumulatively considerable. The SJVAPCD regional thresholds for NO_x, VOC, PM₁₀, or PM_{2.5} are applied as cumulative contribution thresholds. Projects that exceed the regional thresholds would have a cumulatively considerable health impact. As shown in Error! Reference source not found. 3.3-5 and Error! Reference source not found., the regional analysis of construction and operational emissions indicates that the Project would exceed the SJVAPCD's significance thresholds for operational emissions. Therefore, the Project would be considered to have a significant health impact based on this criterion. However, the Project is considered less than significant for the other criteria related to consistency with the Air Quality Plan.

The SJVAPCD Air Quality Attainment Plans predict that nonattainment pollutant emissions will continue to decline each year as regulations adopted to reduce these emissions are implemented, accounting for growth projected for the region. Therefore, the cumulative health impact will also decline even with the Project's emission contribution.

Conclusion

The Project's operational emissions exceed SJVAPCD regional criteria pollutant thresholds for ROG, NO_x, CO, and PM₁₀; therefore, this is considered a significant impact. The Draft Environmental Impact Report (DEIR) for Copper River Ranch includes a mitigation measure to reduce air quality impacts that will continue to apply to individual projects within the plan area, but found the impacts to be significant and unavoidable after mitigation. Since the Final EIR was certified in 2003, the City of Fresno General Plan was updated in 2014 and a Master Environmental Impact Report (MEIR) was prepared that included Copper River Ranch and the expanded plan area included in the current project. The MEIR identified General Plan policies that would reduce significant air quality impacts to the extent feasible and found regional air

quality impacts to be significant and unavoidable. The mitigation measure for regional emission impacts from the DEIR is provided below:

1. The developer shall be responsible for the following measures to be included as a condition of approval on each conditional use permit; tentative tract map, or site plan:
 - a. Pedestrian enhancing infrastructure shall be provided and include: sidewalks and pedestrian paths; street trees to shade sidewalks; pedestrian safety designs/infrastructure; street furniture; street lighting; and pedestrian signalization and signage.
 - b. Bicycle enhancing infrastructure shall be provided and include: bikeways/paths connecting to a bikeway system; and secure bicycle parking.
 - c. The project shall either contract with Fresno Area Express (FAX) through the City to provide transit services within the project area, or provide an on-site transit service to off-site FAX transit stations/multimodal centers.
 - d. Transit-enhancing infrastructure shall be provided and include: transit shelters, benches, etc.; street lighting; route signs and displays; and/or bus turnouts/bulbs.
 - e. Park and ride lots and/or satellite telecommuting centers shall be provided in the project area.
 - f. Carpool/Vanpool programs shall be implemented, e.g., carpool, ridematching for employees, assistance with vanpool formation, provision of vanpool vehicles, etc.
 - g. On-site shops and services for employees, such as cafeteria, bank/ATM, dry cleaners, convenience market, etc. shall be provided within commercial and office areas.
 - h. A Transportation Demand Management Program shall be established and include: transit, bicycle, pedestrian, traffic flow improvements, transportation system management, rideshare, telecommuting, video conferencing, and other measures to reduce peak hour vehicle trips.
2. Future construction plans for residential, commercial, office, and public uses shall include:
 - a. Solar or low-emission water heaters.
 - b. Central water heating systems in commercial areas.

- c. Open-hearth fireplaces shall require use of natural gas or installation of low-emissions, EPA-certified fireplace inserts.

The proposed Project incorporates design features that reduce air quality impacts as required by the mitigation measures. In addition, regulations adopted by the SJVAPCD and the State of California since the DEIR was prepared, provide emission reductions that meet or exceed the requirements of the mitigation measures included in the DEIR and relevant General Plan policies. For example, Rule 9510 ISR, adopted in 2006, requires the project to reduce operational NOx emissions by 30 percent and PM₁₀ emissions by 50 percent through the implementation of design features or payment of off-site mitigation fees. Rule 4901 regulates the installation of wood burning devices in project residences. Rule 9401 Employee Trip Reduction requires large employers to prepare plans to reduce employee trips with measures listed in the mitigation measure, among others. Title 24 Building Energy Efficiency Standards are updated every three years and now require energy efficiency measures much more stringent than envisioned at the time the DEIR was prepared. Solar panels are now required for residential projects under 2019 Title 24. The existing development in Copper River Ranch and new development in the proposed project include bicycle, pedestrian, and transit infrastructure as required by the mitigation measure.

SJVAPCD comments on the NOP recommended that if the Project is expected to have a significant impact, the SEIR should include a discussion on the feasibility of implementing a Voluntary Emission Reduction Agreement (VERA) for the project. A VERA is an off-site mitigation program funded with mitigation fees managed by the SJVAPCD. A VERA is not feasible for this Project for the following reasons:

1. Copper River Ranch was subject to an EIR that identified significant and unavoidable air quality impacts and included all feasible mitigation measures and a Statement of Overriding Circumstances (SOC), so no additional mitigation measures can be imposed on the developed or entitled (but undeveloped) portions of the current plan area.
2. Undeveloped portions of current plan area with vested land use entitlements in place are not subject to additional mitigation measures or conditions of approval. A substantial portion of the emissions that that resulted in the project exceeding the threshold of significance are from fully entitled residential and commercial projects.
3. New project areas being added to Copper River Ranch have existing land use designations that were included in the City of Fresno General Plan and covered by an SOC for air quality impacts by the General Plan MEIR. Under this circumstance, the

projects within new areas must only demonstrate consistency with the General Plan and comply with conditions applied to the Tentative Tract Maps and commercial site plans for individual projects and with applicable regulations. If the project is not approved, development projects could proceed on an individual project basis without any additional requirements beyond compliance with Rule 9510 ISR.

4. Requiring additional mitigation for only a portion of the project site would create an unfair burden to individual projects within the plan area that have not fully completed the entitlement process. The burden of administering a VERA for only a portion of the site over a seven-year buildout would be excessive compared to the air quality benefits.
5. VERAs are open ended agreements with no cap on potential costs to the developer. The SJVAPCD reserves the option to increase mitigation fees if the cost of emission reduction projects increase by the time development occurs and the fees are paid. Paying the fees early to lock in the cost is not feasible for most developers. This places uncertainty on the future feasibility and cost of the projects.

Based on this information, a VERA should not be considered a feasible mitigation measure for this Project. However, the Project should continue to implement the mitigation measures included in the 2003 Copper River Ranch DEIR that have not been superseded by more stringent regulations and standards. Mitigation Measure AIR-1 will reduce impacts; however, those impacts remain *significant and unavoidable*.

Mitigation Measures

AIR-1 The air quality mitigation measures adopted in the Copper River Ranch 2003 FEIR shall apply to new projects within the plan area, except for those measures that have been superseded by more stringent regulations or are part of City of Fresno Development Code.

Impact 3.3-3: *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Less Than Significant Impact.

Sensitive Receptors

Those who are sensitive to air pollution include children, the elderly, and persons with pre-existing respiratory or cardiovascular illness. The SJVAPCD considers a sensitive receptor a

location that houses or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Examples of sensitive receptors include hospitals, residences, convalescent facilities, and schools. The closest off-site sensitive receptors are existing residences located adjacent to the project site to the south across East Copper Avenue. Development will occur at multiple locations within Copper River Ranch where residences already exist. New and existing residential development within the project area would be considered sensitive receptors once occupied.

Off-site Sensitive Receptors

Impacts to receptors located outside the Project boundaries would occur during Project construction and operation. Construction emissions are assumed to commence with the year 2021 and continue until Project buildout in 2028. The highest emissions are expected to occur during the site preparation and grading activities and to a lesser extent during ground up construction. The buildout of Copper River Ranch will occur on a project-by-project basis over a wide area. The maximum impact from each individual subdivision or commercial development would occur at sensitive receptor locations closest to construction sites. Therefore, the largest individual projects remaining to be constructed in the project area were assessed to determine the maximum daily emissions compared to SJVAPCD localized emission thresholds. As shown in **Error! Reference source not found.** and **Error! Reference source not found.**, emissions generated from construction and operation of the largest residential and commercial projects would be less than SJVAPCD screening criteria. Therefore, this impact would be less than significant.

On-site Sensitive Receptors

The Project is not a significant source of TAC emissions. Construction activities produce short-term emissions that would not contribute substantially to cancer risk, which is estimated on a 70-year exposure period. The neighborhood commercial uses produce TAC emissions from diesel delivery trucks, but not in significant amounts.

Construction: ROG

ROG is emitted during the application of architectural coatings (painting). The amount emitted is dependent on the amount of ROG (or VOC) in the paint. ROG emissions are typically an indoor air quality health hazard concern rather than an outdoor air quality health hazard concern. Therefore, exposure to ROG during architectural coatings is a less than significant health impact.

There are three types of asphalt that are typically used in paving: asphalt cements, cutback asphalts, and emulsified asphalts. However, SJVAPCD Rule 4641 prohibits the use of the following types of asphalt: rapid cure cutback asphalt; medium cure cutback asphalt; slow cure asphalt that contains more than one-half (0.5) percent of organic compounds that evaporate at 500 degrees Fahrenheit (°F) or lower; and emulsified asphalt containing organic compounds, in excess of 3 percent by volume, that evaporate at 500°F or lower. An exception to this is medium cure asphalt when the National Weather Service official forecast of the high temperature for the 24-hour period following application is below 50°F.

The acute (short-term) health effects from worker direct exposure to asphalt fumes include irritation of the eyes, nose, and throat. Other effects include respiratory tract symptoms and pulmonary function changes. The studies were based on occupational exposure of fumes. Residents are not in the immediate vicinity of the fumes; therefore, they would not be subjected to concentrations high enough to evoke a negative response. In addition, the restrictions that are placed on asphalt in the San Joaquin Valley reduce ROG emissions from asphalt and exposure. The impact to nearby sensitive receptors from ROG during construction would be less than significant.

Localized Pollutant Screening Analysis

Emissions occurring at or near the Project have the potential to create a localized impact, also referred to as an air pollutant hotspot. Localized emissions are considered significant if, when combined with background emissions, they would result in exceedance of any health-based air quality standard. The impact from localized pollutants is based on the impact to the nearest sensitive receptor. Copper River Ranch covers a large area with individual projects that are widely separated from one another and would be constructed over at least five years for residential development and seven years for commercial projects. All individual projects will be adjacent to existing and planned sensitive receptor locations where the maximum localized impact would occur. Therefore, only the largest individual projects with Copper River Ranch were modeled to identify the worst-case, since other smaller projects would produce lower emissions and impacts to nearby sensitive receptors.

The SJVAPCD's GAMAQI includes screening thresholds for identifying projects that need detailed analysis for localized impacts. Projects with on-site emission increases from construction activities or operational activities that exceed the 100 pounds per day screening level of any criteria pollutant after compliance with Rule 9510 and implementation of all enforceable mitigation measures would require preparation of an ambient air quality analysis. The criteria pollutants of concern for localized impact in the SJVAB are PM₁₀, PM_{2.5}, NO_x, and CO. There is no

localized emission standard for ROG and most types of ROG are not toxic and have no health-based standard; however, ROG was included for informational purposes only.

The highest daily emissions occur during project grading activities except for ROG emissions, which are highest during application of architectural coatings. The results of the construction screening analysis are presented in **Error! Reference source not found.** The largest remaining tract map (Tract 6269) and largest commercial project (Copper/Willow Shopping Center) were modeled to determine the maximum daily impact. The sequence and location of development within Copper River Ranch is subject to market forces; therefore, construction was assumed to begin early in the buildout process as a conservative assumption. Project maximum daily construction emissions would be less than the screening threshold for all pollutants; therefore, no additional analysis is required for localized criteria pollutant impacts.

Table 3.3-7
Maximum Daily Air Pollutant Emissions During Construction²⁶

Maximum Daily Emissions by Year	Emissions (pounds per day)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Residential Project (Tract 6269)					
2022	7.33	77.73	58.62	16.33	9.91
2023	73.75	33.73	38.37	2.55	1.71
Maximum Daily Construction Emissions any Year	73.75	77.73	58.62	16.33	9.91
Screening Thresholds	100	100	100	100	100
Exceeds Threshold (Yes or No)	No	No	No	No	No
2022	3.71	38.88	29.58	9.89	5.99
2023	36.86	22.41	22.92	3.21	1.35
Residential Project (Tract 6269)					
Maximum Daily Construction Emissions any Year	36.86	38.88	29.58	9.89	5.99

²⁶ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 89.

Maximum Daily Emissions by Year	Emissions (pounds per day)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Screening Thresholds	100	100	100	100	100
Exceeds Threshold (Yes or No)	No	No	No	No	No
Notes: NO_x = nitrogen oxides CO = carbon monoxide PM₁₀ and PM_{2.5} = particulate matter N/A = Not applicable Emissions shown are from the summer model output. There is no ambient air quality standard for ROG. Source: CalEEMod output (Appendix B).					

Maximum Daily Operational Emissions

An analysis of maximum daily emissions during operation was conducted to determine if emissions would exceed 100 pounds per day for any pollutant of concern. The maximum daily operational emissions are assumed to occur at the largest, most intense individual development sites. In this case, the largest residential tract remaining to be developed is Tract 6269 with 276 dwelling units on 39.84 acres, and the largest commercial development is the 9.45-acre shopping center site at Copper Avenue and Willow Avenue. The Projects were modeled with a 2022 operational date, which would constitute a conservative analysis because emissions decline over time as older, high-emitting vehicles are replaced with new low-emitting vehicles compliant with current emission standards. Operational emissions include emissions generated on-site by area sources such as natural gas combustion and landscape maintenance, and off-site by motor vehicles accessing the project. Most motor vehicle emissions would occur distant from the site and would not contribute to a violation of ambient air quality standards; therefore, only emissions from vehicles operating within 0.5 mile of the site were included in the assessment. The results of the screening analysis are presented in **Error! Reference source not found..**

Table 3.3-8
Maximum Daily Air Pollutant Emissions during Operations²⁷

²⁷ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 90.

Maximum Daily Emissions per Source Category	Emissions (pounds per day)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Residential Project (Tract 6269)					
Area	12.72	2.78	23.87	0.33	0.33
Energy	0.20	1.71	0.73	0.14	0.14
Mobile	0.40	1.06	3.64	1.02	0.28
Total	13.32	5.56	28.24	1.49	0.75
Screening threshold	100	100	100	100	100
Exceed screening threshold?	No	No	No	No	No
Commercial Project (Copper/Willow Shopping Center)					
Area	2.26	0.00	0.01	0.00	0.00
Energy	0.04	0.37	0.31	0.03	0.03
Mobile	0.83	0.83	4.60	1.04	0.28
Total	3.13	1.21	4.92	1.07	0.31
Screening threshold	100	100	100	100	100
Exceed screening threshold?	No	No	No	No	No
Notes: NO _x = nitrogen oxides CO = carbon monoxide PM ₁₀ and PM _{2.5} = particulate matter N/A = Not applicable Emissions shown are from the summer model output. There is no ambient air quality standard for ROG. Source: CalEEMod output (Appendix B).					

The Project would not exceed SJVAPCD screening thresholds for localized operational criteria pollutant impacts; therefore, the Project's localized criteria pollutant impacts would be less than significant.

Operation: ROG

During operation, ROG would be emitted primarily from motor vehicles. Direct exposure to ROG from project motor vehicles would not result in health effects, because the ROG would be distributed across miles and miles of roadway and in the air. The concentrations would not be great enough to result in direct health effects.

Operation: PM₁₀, PM_{2.5}, CO, NO₂

As shown in **Error! Reference source not found.**, localized emissions of PM₁₀, PM_{2.5}, CO, and NO₂ would not exceed the SJVAPCD screening thresholds at full project buildout. Residential development is an insignificant source of these pollutants, except for projects that allow woodburning devices that emit PM₁₀, PM_{2.5} in wood smoke. The project will include only natural gas-fueled fireplaces and inserts that are insignificant sources of PM_{2.5} and PM₁₀. The largest source of emissions from commercial projects is motor vehicles. Most motor vehicle emissions occur when employee and customer vehicles travel to and from the project site and not during parking and idling on the site. The localized emissions would not exceed the screening threshold; the project would not expose sensitive receptors located near the commercial site to substantial criteria air pollutant concentrations during operation.

Carbon Monoxide Hot Spot Analysis

Localized high levels of CO are associated with traffic congestion and idling or slow-moving vehicles. The SJVAPCD provides screening criteria to determine when to quantify local CO concentrations based on impacts to the level of service (LOS) of intersections in the project vicinity.

Project construction would result in minor increases in traffic for the surrounding road network during the duration of construction. Motor vehicles accessing the site when it becomes operational would result in a minor increase in daily trips that would not substantially reduce the LOS on roads serving the site. The highest background 8-hour average CO concentration during the latest year it was monitored is 2.06 ppm, which is 78 percent lower than the CAAQS of 9.0 ppm or the NAAQS of 9 ppm.

A sensitivity analysis using the CALINE4 CO Hotspot model was run for the General Plan MEIR to determine the volume of trips that would be required to exceed the most stringent CO standard. At triple the predicted peak for General Plan buildout of 36,000 peak-hour trips, the hourly concentration was 7.5 ppm and an 8-hour concentration of 6.0 ppm. Based on this analysis, it is extremely unlikely that a CO hotspot will occur in the Plan Area. CO emissions are predicted to continue to decline as old vehicles are retired and new cleaner motor vehicles take their place. Therefore, no CO hotspot modeling is required for new projects during General Plan Buildout.

unless intersection volumes exceed 36,000 peak-hour trips, which is not projected to occur with the Project.

Construction: Toxic Air Contaminants

Project construction would involve the use of diesel-fueled vehicles and equipment that emit DPM, which is considered a TAC. The SJVAPCD's latest threshold of significance for TAC emissions is an increase in cancer risk for the maximally exposed individual of 20 in a million (formerly 10 in a million). The SJVAPCD's 2015 GAMAQI does not currently recommend analysis of TAC emissions from project construction activities, but instead focuses on projects with operational emissions that would expose sensitive receptors over a typical lifetime of 70 years. Residential and neighborhood commercial projects produce limited amounts of TAC emissions during operation and thus have not been subject to project TAC analysis. Most emissions from construction activities occur during the grading and site preparation phases that occur over the first three months of construction and do not overlap with project operations. Limited amounts of diesel equipment are used during ground-up construction of individual houses that occurs during the majority of the construction schedule when some units may be occupied. Construction equipment fleet operators are subject to ARB's In Use Offroad Equipment Fleet Regulation, which requires the use of increasing amounts of lower-emitting equipment that will help to ensure that risk would not exceed SJVAPCD thresholds.

Construction phase risks would be considered acute health risks as opposed to cancer risks, which are long-term. OEHHA has yet to define acute risk factors for diesel particulates that would allow the calculation of a hazards risk index; thus, evaluation of this impact would be speculative and no further discussion is necessary.

Operation: Toxic Air Contaminants

The ARB Air Quality and Land Use Handbook contains recommendations that will "help keep California's children and other vulnerable populations out of harm's way with respect to nearby sources of air pollution"²⁸, including recommendations for distances between sensitive receptors and certain land uses. In the *California Building Industry Association v. Bay Area Air Quality Management District*, 62 Cal.4th 369 (2015) (Case No. S213478) the California Supreme Court held that "agencies subject to CEQA generally are not required to analyze the impact of existing environmental conditions on a project's future users or residents. But when a proposed project

²⁸ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 92.

risks exacerbating those environmental hazards or conditions that already exist, an agency must analyze the potential impact of such hazards on future residents or users. In those specific instances, it is the project's impact on the environment—and not the environment's impact on the project—that compels an evaluation of how future residents or users could be affected by exacerbated conditions.” Although the Court ruled that impacts from the existing environment on projects are not required to be addressed under CEQA, land uses such as gasoline stations, dry cleaners, distribution centers, and auto body shops can expose residents to high levels of TAC emissions if they are close to the project site. Information regarding the location of existing TAC sources is provided for disclosure purposes only and not as a measure of the project's significance under CEQA.

Consistency with these recommendations is assessed as follows:

- Heavily traveled roads. ARB recommends avoiding new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. Epidemiological studies indicate that the distance from the roadway and truck traffic densities were key factors in the correlation of health effects, particularly in children. The project is located on the north side of East Copper Avenue between North Friant Road and North Willow Avenue. Traffic volume on East Copper Avenue west of North Millbrook Avenue was 12,870 trips per day in 2019. Traffic volume on North Friant Road south of Copper Avenue was 28,553 trips per day in 2019. No roads serving the project would exceed this criterion.²⁹
- Distribution centers. ARB also recommends avoiding siting new sensitive land uses within 1,000 feet of a distribution center. The project is not located within 1,000 feet of a distribution center.
- Fueling stations. ARB recommends avoiding new sensitive land uses within 300 feet of a large fueling station (a facility with a throughput of 3.6 million gallons per year or greater). ARB recommends a 50-foot separation is recommended for typical gas dispensing facilities. The nearest gas station is located at 10091 N. Maple Avenue, approximately 1.2 miles south of the project site. The project is expected to have three gas stations at buildout. The gas stations are expected to be small facilities with volumes of 1.0 million gallons per year or less that should be constructed at least 50 feet from the nearest residence. The proposed gas stations at Friant Road and Copper Avenue and Copper

²⁹ JLB Traffic Engineering, Inc. 2019. Traffic Impact Analysis – Sunset Center. Dated December 5, 2019.

Avenue and Maple Avenue are over 50 feet from the nearest residence. No site plan has been prepared for the shopping center site located at Copper Avenue and Willow Avenue.

- Dry cleaning operations. ARB recommends avoiding siting new sensitive land uses within 300 feet of any dry-cleaning operation that uses perchloroethylene. For operations with two or more machines, ARB recommends a buffer of 500 feet. For operations with three or more machines, ARB recommends consultation with the local air district. The nearest dry-cleaning operation is approximately 1.2 miles south of the project site at 10083 N. Maple Avenue. The commercial sites could attract dry cleaners as tenants, but this would be speculative. In the event that dry cleaners are located in the project, facilities with on-site dry cleaning would be subject to SJVAPCD permitting and health risk screening.
- Auto body shops. Auto body shops have the potential to emit TACs related to painting. The nearest auto body shop is located at 427 W. Bedford Avenue approximately 6.0 miles south of the Project site, which is beyond the distance that would result in a measurable impact.

Valley Fever

Valley fever, or coccidioidomycosis, is an infection caused by inhalation of the spores of the fungus, *Coccidioides immitis* (*C. immitis*). The spores live in soil and can live for an extended time in harsh environmental conditions. Activities or conditions that increase the amount of fugitive dust contribute to greater exposure, and they include dust storms, grading, and recreational off-road activities.

The San Joaquin Valley is considered an endemic area for Valley fever. During 2000-2018, a total of 65,438 coccidioidomycosis cases were reported in California; median statewide annual incidence was 7.9 per 100,000 population and varied by region from 1.1 in Northern and Eastern California to 90.6 in the Southern San Joaquin Valley, with the largest increase (15-fold) occurring in the Northern San Joaquin Valley. Incidence has been consistently high in six counties in the Southern San Joaquin Valley (Fresno, Kern, Kings, Madera, and Tulare counties) and Central Coast (San Luis Obispo County) regions.³⁰ California experienced 6,490 new cases of Valley fever in 2020. A total of 508 Valley fever cases were reported in Fresno County in 2020.³¹

³⁰ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 94.

³¹ Ibid.

The distribution of *C. immitis* within endemic areas is not uniform and growth sites are commonly small (a few tens of meters) and widely scattered. Known sites appear to have some ecological factors in common suggesting that certain physical, chemical, and biological conditions are more favorable for *C. immitis* growth. Avoidance, when possible, of sites favorable for the occurrence of *C. immitis* is a prudent risk management strategy. Listed below are ecologic factors and sites favorable for the occurrence of *C. immitis*:

- Rodent burrows (often a favorable site for *C. immitis*, perhaps because temperatures are more moderate and humidity higher than on the ground surface)
- Old (prehistoric) Indian campsites near fire pits
- Areas with sparse vegetation and alkaline soils
- Areas with high salinity soils
- Areas adjacent to arroyos (where residual moisture may be available)
- Packrat middens
- Upper 30 centimeters of the soil horizon, especially in virgin undisturbed soils
- Sandy, well-aerated soil with relatively high water-holding capacities

Sites within endemic areas less favorable for the occurrence of *C. immitis* include:

- Cultivated fields
- Heavily vegetated areas (e.g., grassy lawns)
- Higher elevations (above 7,000 feet)
- Areas where commercial fertilizers (e.g., ammonium sulfate) have been applied
- Areas that are continually wet
- Paved (asphalt or concrete) or oiled areas
- Soils containing abundant microorganisms

- Heavily urbanized areas where there is little undisturbed virgin soil.³²

The Project site is situated in a city growth area. The project includes urbanization of a site that is partially developed and previously graded. Therefore, implementation of the project would have a low probability of the site having *C. immitis* growth sites and exposure to the spores from disturbed soil.

Construction activities would generate fugitive dust that could contain *C. immitis* spores. The project will minimize the generation of fugitive dust during construction activities by complying with the SJVAPCD's Regulation VIII. Therefore, this regulation, combined with the relatively low probability of the presence of *C. immitis* spores, would reduce Valley fever impacts to less than significant.

During operations, dust emissions are anticipated to be negligible, because most of the project area would be occupied by buildings, pavement, and landscaped areas. This condition would preclude the possibility of the project from providing habitat suitable for *C. immitis* spores and for generating fugitive dust that may contribute to Valley fever exposure. Impacts would be less than significant.

Naturally Occurring Asbestos

According to a map of areas where naturally occurring asbestos in California are likely to occur,³³ there are no such areas in the project area. Therefore, development of the project is not anticipated to expose receptors to naturally occurring asbestos. Impacts would be less than significant.

In summary, the Project would not exceed SJVAPCD localized emission daily screening levels for any criteria pollutant. The Project is not a significant source of TAC emissions during construction or operation. The Project is not in an area with suitable habitat for Valley fever spores and is not in area known to have naturally occurring asbestos. Therefore, the Project would not result in significant impacts to sensitive receptors. Impacts are *less than significant*.

Mitigation Measures

No mitigation measures are required.

³² Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 94.

³³ Ibid.

Impact 3.3-4: *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Less than Significant Impact. Odor impacts on residential areas and other sensitive receptors, such as hospitals, day-care centers, schools, etc. warrant the closest scrutiny, but consideration should also be given to other land uses where people may congregate, such as recreational facilities, worksites, and commercial areas.

Two situations create a potential for odor impact. The first occurs when a new odor source is located near an existing sensitive receptor. The second occurs when a new sensitive receptor locates near an existing source of odor. According to the *CBIA v. BAAQMD* ruling, impacts of existing sources of odors on the project are not subject to CEQA review. Therefore, the analysis to determine if the project would locate new sensitive receptors near an existing source of odor is provided for information only. The SJVAPCD has determined the common land use types that are known to produce odors in the Air Basin. These types are shown in **Error! Reference source not found.9**.

**Table 3.3-9
Screening Levels for Potential Odor Sources³⁴**

Odor Generator	Screening Distance
Wastewater Treatment Facilities	2 miles
Sanitary Landfill	1 mile
Transfer Station	1 mile
Composting Facility	1 mile
Petroleum Refinery	2 miles

³⁴ Air Quality and Greenhouse Gas Analysis Report for the Copper River Ranch Project. Prepared by Mitchell Air Quality Consulting. See Appendix B, page 90.

Odor Generator	Screening Distance
Asphalt Batch Plant	1 mile
Chemical Manufacturing	1 mile
Fiberglass Manufacturing	1 mile
Painting/Coating Operations (e.g., auto body shop)	1 mile
Food Processing Facility	1 mile
Feed Lot/Dairy	1 mile
Rendering Plant	1 mile

According to the SJVAPCD GAMAQI, analysis of potential odor impacts should be conducted for the following two situations:

- **Generators:** projects that would potentially generate odorous emissions proposed to locate near existing sensitive receptors or other land uses where people may congregate, and
- **Receivers:** residential or other sensitive receptor projects or other projects built for the intent of attracting people located near existing odor sources.

Project as a Generator

Land uses that are typically identified as sources of objectionable odors include landfills, transfer stations, sewage treatment plants, wastewater pump stations, composting facilities, feed lots, coffee roasters, asphalt batch plants, and rendering plants. The Project would not engage in any of these activities. Therefore, the Project would not be considered a generator of objectionable odors during operations.

During construction, the various diesel-powered vehicles and equipment in use on-site would create localized odors. These odors would be temporary and would not likely be noticeable for extended periods of time beyond the Project’s site boundaries. The potential for diesel odor impacts would therefore be less than significant.

Project as a Receiver

With the *CBIA v. BAAQMD* ruling, analysis of odor impacts on receivers is not required for CEQA compliance. Therefore, the following analysis is provided for information only.

The residential portion of the development has the potential to place sensitive receptors near existing and new odor sources. However, there are no major odor-generating sources (as listed in **Error! Reference source not found.**9) within screening distance of the site or planned for the commercially designated areas of the plan. Therefore, the uses in the Project vicinity would not result in substantial odor impacts to the Project. Impacts are *less than significant*.

Mitigation Measures

No mitigation measures are required.

Applicability of 2003 FEIR Mitigation Measures

As discussed above, the 2003 FEIR provided the mitigation measures related to air quality resources. The determination of the applicability of those mitigation measures is as follows:

2003 FEIR Mitigation	Determination	New Mitigation (if applicable)
2.3.1-a: A Fugitive Dust Prevention and Control Plan shall be developed to specify control methods, demonstrate availability of equipment and personnel, and identify the individual authorized to implement prevention measures. The Plan shall comply with the SJVAPCD	The previous 2003 mitigation measures shall apply to the Project as currently proposed.	The air quality mitigation measures adopted in the Copper River Ranch 2003 FEIR shall apply to new projects within the plan area, except for those measures that have been superseded by more stringent regulations or are part of City of Fresno Development Code. Therefore, Mitigation Measures

Regulation VIII- Fugitive Dust Rules. The Plan shall include the following conditions: a. All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, or vegetative ground cover. b. All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. c. All land clearing, grubbing, scraping excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing applications of water or by presoaking. d. When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, or maintain at least six inches of freeboard space from the top of the container.		2.3.1-a, 2.3.1-b, 2.3.2-a, and 2.3.2-b continue to be applicable.

e. All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at least once every 24 hours when operations are occurring. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. f. Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant. g. Traffic speeds on unpaved roads shall be limited to 15 miles per hour. h. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent. i. Excavation and grading activity shall be suspended when winds exceed 20 miles per		

hour.		
2.3.1-b: Construction contracts shall include the following provisions: a. All construction equipment shall be properly maintained and operated. b. Alternative-fueled construction equipment shall be used if feasible. c. Hours of operation of heavy-duty equipment shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday.		
2.3.2-a: The developer shall be responsible for the following measures to be included as a condition of approval on each conditional use permit, tentative tract map, or site plan: a. Pedestrian enhancing infrastructure shall be provided and include: sidewalks and pedestrian paths; street trees to shade sidewalks; pedestrian safety designs/infrastructure; street furniture; street lighting; and		

pedestrian signalization and signage. b. Bicycle enhancing infrastructure shall be provided and include: bikeways/paths connecting to a bikeway system; and secure bicycle parking. c. The project shall either contract with Fresno Area Express (FAX) through the City to provide transit services within the project area, or provide an on- site transit service to off-site FAX transit stations/multimodal centers. d. Transit-enhancing infrastructure shall be provided and include: transit shelters, benches, etc.; street lighting; route signs and displays; and/or bus turnouts/bulbs. e. Park and ride lots and/or satellite telecommuting centers shall be provided in the project area. f. Carpool/vanpool programs shall be implemented, e.g., carpool, ridematching		

for employees, assistance with vanpool formation, provision of vanpool vehicles, etc. g. On-site shops and services for employees, such as cafeteria, bank/ATM, dry cleaners, convenience market, etc. shall be provided within commercial and office areas. h. A Transportation Demand Management Program shall be established and include: transit, bicycle, pedestrian, traffic flow improvements, transportation system management, rideshare, telecommuting, video conferencing, and other measures to reduce peak hour vehicle trips.		
2.3.2-b: Future construction plans for residential, commercial, office, and public uses shall include: a. solar or low-emission water heaters.		

b. central water heating systems in commercial areas. c. Open-hearth fireplaces shall require use of natural gas or installation of low-emission, EPA-certified fireplace inserts.		

Cumulative Impacts:

The scope for considering cumulative impacts to air quality resources is the San Joaquin Valley Air Basin. Cumulative Criteria Pollutant Impacts are discussed in Impact 3.3-2 and within that analysis, cumulative impacts were demonstrated to be significant and unavoidable. As such, cumulative impacts, even with mitigation, are considered *cumulatively significant and unavoidable*.

3.4 Biological Resources

This section of the SEIR evaluates the potential impacts to Biological Resources associated with implementation of the proposed Project. No NOP comments were received pertaining to Biological Resources.

Determination of Adequacy of 2003 FEIR

The original Copper River Ranch Project 2003 FEIR evaluated biological impacts associated with development of up to 2,837 residential units and approximately 250,000 square feet (60 acres) of commercial development on approximately 706.5 acres. The 2003 FEIR determined that the original Project would have a less than significant impact on biological resources with incorporation of mitigation measures (Section 2.5, pages 2.5.1 – 2.5.16 of the 2003 FEIR). However, the Project Applicant is proposing to add an additional 109 acres to the development located adjacent to and east of the existing Copper River Ranch Project. The Project also proposes some land use changes within the existing Copper River Ranch development. Since the Project is proposing an additional 109 acres to the development as well as changes to some land uses to the existing development, a new biological technical study was prepared (See Appendix C), and additional information is being provided herein regarding impacts to biological resources associated with the additional 109 acres. Therefore, the following determinations are made:

Topic	Further Analysis Required?	2003 FEIR Analysis Sufficient?
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 the U.S. Fish and Wildlife Service?	✓	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	✓	
c. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or	✓	

other means;		
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 site?	✓	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	✓	
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?	✓	

Environmental Setting

The existing 706.5-acre Copper River Ranch Development is located at the northeastern edge of the City limits of Fresno in an area that has been largely developed with urban uses. The proposed additional 109 acres is located adjacent to and east of the existing development (See Figure 3.4-1). Elevations of the proposed new development area range from 340 to 400 feet above sea level. The new 109-acre development area has been mostly disturbed (graded, disced, or developed) and supports residential development, portions of a golf course, and disturbed land with patches of ruderal vegetation. The proposed new development area is surrounded by residential development to the north; residential development, portions of a golf course, and disturbed land to the south; orchards, residential development, portions of a golf course, and disturbed land to the east; and residential development, commercial development, portions of a golf course, and disturbed land to the west. See Figure 3.4-1 for the location of the new areas that were biologically surveyed.

Figure 3.4-1
Biological Survey Boundary of New Development Areas



Regulatory Setting

Federal

Federal Endangered Species Act

The Federal Endangered Species Act (ESA) protects fish and wildlife species and their habitats that have been identified by the National Marine Fisheries Service (NMFS) or U.S. Fish and Wildlife Service (USFWS) as threatened or endangered. Endangered refers to species, subspecies, or distinct population segments (DPSs) that are in danger of extinction through all or a significant portion of their range. Threatened refers to species, subspecies, or DPSs that are likely to become endangered in the near future.

ESA is administered by USFWS and NMFS. In general, NMFS is responsible for protection of listed marine species and anadromous fish, and USFWS is responsible for other listed species. Implementation of any project that may result in take of any species protected by ESA would be subject to approval and oversight by NMFS and USFWS, as relevant, and subject to the terms and conditions of any biological opinion (BO) from that agency. Compliance with the terms and conditions of the BOs would further ensure that no implemented project would jeopardize the continued existence of any threatened or endangered species. Relevant ESA provisions are summarized below.

Section 9

ESA Prohibitions: ESA Section 9 prohibits the take of any fish or wildlife species listed under ESA as endangered. Take of threatened species also is prohibited under Section 9, unless otherwise authorized by federal regulations. Take, as defined by ESA, means “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.” Harm is defined as “any act that kills or injures the species, including significant habitat modification.” In addition, Section 9 prohibits removing, digging up, cutting, and maliciously damaging or destroying federally listed plants on sites under federal jurisdiction.

Section 7

ESA Authorization Process for Federal Actions: ESA Section 7 provides a means for authorizing take of threatened and endangered species by federal agencies. Under Section 7, a federal agency that permits, licenses, funds, or otherwise authorizes a project activity must consult with the USFWS to ensure that its actions would not jeopardize the continued existence of any listed species or destroy or adversely modify designated Critical Habitat.

Federal Migratory Bird Treaty Act of 1918

The Migratory Bird Treaty Act (16 U.S.C. 704) makes it unlawful to “take” (kill, harm, harass, etc.) any migratory bird listed in 50 Code of Federal Regulations 10, including their nests, eggs, or products. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, and many other species.

Federal Clean Water Act Section 404

Section 404 of the Federal Clean Water Act (CWA) regulates the discharge of dredged material, placement of fill material, or excavation within waters of the United States and authorizes the Secretary of the U.S. Army, through the Chief of Engineers, to issue permits for such actions. “Waters of the United States” are defined by the Council on Environmental Quality (CEQ) as “rivers, creeks, streams, and lakes extending to their headwaters and any associated wetlands.” Wetlands are defined by the CEQ as “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions.” The permit review process entails an assessment of potential adverse effects on Corps jurisdictional waters of the United States and wetlands.

Federal Clean Water Act Section 401

The mission of the California Regional Water Quality Control Board (RWQCB) is to develop and enforce water quality objectives and implement plans that will best protect the beneficial uses of the State’s waters, recognizing local differences in climate, topography, geology, and hydrology. Section 401 of the CWA requires that:

“any applicant for a Federal permit for activities that involve a discharge to waters of the State, shall provide the Federal permitting agency a certification from the State in which the discharge is proposed that states that the discharge will comply with the applicable provisions under the Federal Clean Water Act.”

Before the Corps will issue a Section 404 permit, the Project Applicant must apply for and receive a Section 401 water quality certification from the RWQCB. A complete application for 401 Certification will include a detailed Water Quality Management Plan (WQMP) that addresses the key water quality features of the project to ensure the integrity of water quality in the area during and after construction.

Under separate authorities granted by state law (i.e., the Porter-Cologne Water Quality Control Act), a RWQCB may choose to regulate discharges of dredge or fill materials by issuing or

waiving (with or without conditions) Waste Discharge Requirements (WDRs), a type of state discharge permit, instead of taking a water quality certification action. Processing of a WDR is similar to that of a Section 401 certification; however, the RWQCB has slightly more discretion to add conditions to a project under the Porter-Cologne Water Quality Control Act than under the federal CWA.

Executive Order 11990

On May 24, 1977, President Carter signed Executive Order (E.O.) 11990, requiring federal agencies to avoid adverse impacts (both long- and short-term) to wetlands whenever there is a practicable alternative available. The order defines wetlands as areas that are inundated by surface or ground water with a frequency to support a prevalence of vegetative or aquatic life that require saturation or seasonally saturated soil conditions for growth and reproduction.

State

California Fish and Game Code

The California Fish and Game Code (CFGF) includes mandates for persons in the State of California who tamper with, affect, or alter environmental resources. The following sections illustrate the sections of the CFGF that pertain to the proposed Project.

California Endangered Species Act

The California Endangered Species Act (CESA) generally parallels the main provisions of the FESA and is administered by the CDFW. Its intent is to prohibit take and protect state-listed endangered and threatened species of fish, wildlife, and plants. Unlike its federal counterpart, CESA also applies the take prohibitions to species petitioned for listing (state candidates). Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike the FESA, CESA does not include listing provisions for invertebrate species. Under certain conditions, CESA has provisions for take through a 2081 permit or Memorandum of Understanding. In addition, some sensitive mammals and birds are protected by the State as Fully Protected Species. California Species of Special Concern are species designated as vulnerable to extinction due to declining population levels, limited ranges, and/or continuing threats. This list is primarily a working document for the CDFW's California Natural Diversity Data Base (CNDDDB) project which maintains a database of known and recorded occurrences of sensitive species. Informally listed taxa are not protected per se, but warrant consideration in the preparation of biological resources assessments.

Fully Protected Species (CFGF § 3511, 4700, 5050, and 5515)

CFGF Sections 3511, 4700, 5050, and 5515 list the bird, mammal, reptile, amphibian, and fish species that are identified as “fully protected.” Fully protected wildlife may not be harmed, taken, or possessed. The classification of “fully protected” was California’s initial effort to identify and provide additional protection to those wildlife species that were rare or faced possible extinction. Lists were created for fish, amphibians and reptiles, birds, and mammals. Most of the fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations.

Migratory Birds (CFGF § 3500-3516, and 3800)

CFGF Section 3513 furthers the intent of the MBTA by prohibiting any take or possession of birds in California that are designated by the MBTA as migratory non-game birds, except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, CFGF Sections 3503, 3503.5, 3511, and 3800 further protect nesting birds and their parts, including passerine birds, raptors, and state “fully protected” birds. These regulations protect almost all native nesting birds, not just special-status birds.

State of California—Section 1602 of the California Fish and Game Code

Streambeds and other drainages that occur within the area are subject to regulation by the CDFW. The CDFW considers most drainages to be “streambeds” unless it can be demonstrated otherwise. A stream is defined as a body of water that flows at least periodically or intermittently through a bed or channel with banks and supports fish or other aquatic life. This includes watercourses having a surface or sub-surface flow that supports, or has supported, riparian vegetation.

Section 1602 of the California Fish and Game Code requires any entity (e.g., person, state or local government agency, or public utility) which proposes a project that will substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake, to first notify CDFW of the project. The CDFW will review the project as it affects streambed habitats within the project area. The CDFW may then place conditions on the Section 1602 clearance to avoid, minimize, and mitigate the potentially significant adverse effects within CDFW jurisdictional limits.

State and Regional Water Quality Control Board

The State Water Resources Control Board (SWRCB) has jurisdiction throughout California and protects water quality by setting statewide policy and coordinating the nine RWQCBs in California that exercise regulatory activities by basins. The RWQCB also asserts authority over waters of the state under waste discharge requirements pursuant to the Porter-Cologne Water Quality Control Act (Porter-Cologne). Waters found to be isolated and not subject to CWA regulation are often still regulated by the RWQCB under Porter-Cologne. If a CWA Section 404 permit is not required for an action, the RWQCB may still require a permit (i.e., Waste Discharge Requirement) under Porter-Cologne.

State of California – Porter Cologne Act

The SWRCB has ruled after the U.S. Supreme Court decisions to reduce the federal jurisdiction over Waters of the U.S., that the State would require that a Waste Discharge Report be required for any discharge of waste, including fill, into “waters of the state”, other than those projects requiring a federal Section 404 permit and the State’s Section 401 Certification of the federal permit, under the authority of the Porter Cologne Act. This essentially extends the State’s assumption of the National Pollutant Discharge Elimination System (NPDES) program, by modifying the definition of waste. The RWQCB is responsible for issuing Waste Discharge Permits.

State of California—Sections 3503, 3503.5, and 3800 of the California Fish and Game Code

These sections of the Fish and Game Code prohibit the “take or possession of birds, their nests, or eggs.” Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered a “take.” Such a take would also violate Federal law protecting migratory birds.

Incidental Take Permits (i.e., Management Agreements) are required from the CDFW for projects that may result in the incidental take of species listed by the State of California as endangered, threatened, or candidate species. The permits require that impacts to protected species be minimized to the extent possible and mitigated to a level of insignificance.

State of California—2800 et seq. of the California Fish and Game Code- Natural Community Conservation Planning Act

This section of the Fish and Game Code outlines the methodology taken to establish Natural Community Conservation Plans (NCCP); however, there are no NCCP’s in effect for the project area.

California Native Plant Society

The California Native Plant Society (CNPS) is a private plant conservation organization dedicated to the monitoring and protection of sensitive species in California. CNPS has compiled an inventory comprising information focusing on geographic distribution and qualitative characterization of Rare, Threatened, or Endangered vascular plant species of California. Sensitive species that occur or potentially could occur within the area are based on one or more of the following: (1) the direct observation of the species during one of the biological surveys; (2) a record reported in the CNDDDB; and (3) the Project Area is within known distribution of a species and contains appropriate habitat.

Local

City of Fresno General Plan

The Fresno General Plan (City of Fresno 2014) serves as a guide to enable government at all levels, private enterprise, community groups, and individual citizens to make decisions and utilize community resources in a manner that will realize progress toward a common vision, as established in the plan through a community visioning process. The current General Plan includes the following policies that are applicable to biological resources within the City of Fresno:

- Policy POSS-5-a: Habitat Area Acquisition. Support state, federal, and local programs to acquire significant habitat areas for permanent protection and/or conjunctive educational and recreational use.
- Policy POSS-5-b: Habitat Conservation Plans. Participate in cooperative, multi-jurisdictional approaches for area-wide habitat conservation plans to preserve and protect rare, threatened, and endangered species.
- Policy POSS-5-c: Buffers for Natural Areas. Require development projects, where appropriate and warranted, to incorporate natural features (such as ponds hedgerows and wooded strips) to serve as buffers for adjacent natural areas with high ecological value.
- Policy POSS-5-d: Guidelines for Habitat Conservation. Establish guidelines for habitat conservation and mitigation programs. These programs will include:
 - o An evaluation of the site's environmental setting and proposed design and operating parameters of proposed mitigation measures.
 - o A graphic depiction of land to be acquired or set aside for mitigation activities.

- o Mitigation site preparation plans.
 - o Specification of the types and sources of plant material used for any revegetation.
 - o Water irrigation plans.
 - o Post-planting maintenance and other operational measures to ensure successful mitigation.
 - o Monitoring at an appropriate frequency by qualified personnel and reporting of data collected to permitting agencies.
- Policy POSS-5-e: Pursue development of conjunctive habitat and recreational trail uses in flood control and drainage projects.
- Policy POSS-5-f: Regional Mitigation and Habitat Restoration. Coordinate habitat restoration programs with responsible agencies to take advantage of opportunities for a coordinated regional mitigation program.
- Objective POSS-6: Maintain and restore, where feasible, the ecological values of the San Joaquin River corridor.
- Policy POSS-6-a: San Joaquin River Parkway Master Plan. Support the San Joaquin River Conservancy in its efforts to update the San Joaquin River Parkway Master Plan by working with the other jurisdictions and the River Conservancy to create a comprehensive and feasible plan for preservation, conservation, and Parkway development.
- Policy POSS-6-b: Effects of Stormwater Discharge. Support efforts to identify and mitigate cumulative adverse effects on aquatic life from stormwater discharge to the San Joaquin River.
 - o Avoid discharge of runoff from urban uses to the San Joaquin River or other riparian corridors.
 - o Approve development on sites having drainage (directly or indirectly) to the San Joaquin River or other riparian areas upon a finding that adequate measures for preventing pollution of natural bodies of water from their runoff will be implemented.
 - o Periodically monitor water quality and sediments near drainage outfalls to riparian areas. If unacceptable levels of contaminant(s) occur, remedial measures shall be promptly instituted.
- Objective POSS-7: Support the San Joaquin River Conservancy in its collaborative, multiagency efforts to develop the San Joaquin River Parkway.

- Policy POSS-7-a: Preserve Wildlife Corridors. Acquire and expand natural reserves and wildlife corridors through purchase, easements, mitigation for proposed activities, or other mutually satisfactory transactions.
- Policy POSS-7-b: Wildlife Corridor along San Joaquin River. Create a wildlife corridor to provide continuous open space land and water areas parallel to the San Joaquin River within the jurisdiction of the City.
 - o Preserve a minimum width of 200 feet of riparian vegetation on both sides of the river.
 - o Require the corridor to be wider when possible and/or necessary to protect additional areas of native plants and critical habitat (such as wildlife breeding areas). Re-establishment of a 200-foot or wider band of native plants is recommended in areas where 200 feet of riparian vegetation no longer exists along the river bank, to the maximum extent feasible from topologic and hydrologic standpoints.
 - o Allow exceptions where the minimum-width corridor is infeasible due to topography, hydrology, or other constraints. An offsetting expansion may be approved in those instances on the opposite side of the river. Incorporate the bluff face into the wildlife corridor where steep bluffs drop directly into or close to the river.
- Policy POSS-7-c: Monitoring River Corridor Conditions. Undertake periodic monitoring to determine the status of conditions and mitigation measures required for projects within, and in the vicinity of, the river corridor.
 - o Pursue a Memorandum of Understanding (MOU) or other agreement so that the San Joaquin River Conservancy can perform, or participate in, this monitoring program in order to furnish additional expertise, provide for cost efficiency, and to ensure consistency throughout the river corridor.
 - o Based on information obtained from monitoring, modifications in special permits, reclamation plans, and other documents, operating parameters for uses may be necessary to insure human health and safety and the well-being of riparian plants and wildlife.
- Policy POSS-7-d: Buffer Zones near Intensive Uses. Protect natural reserve areas and the wildlife corridor areas in the River Corridor whenever more intensive human uses exist or are proposed on adjacent lands. Buffer zones will allow multiple uses on parts of the parkway while still protecting wildlife and native plants.

- o Require studies of appropriate buffer widths to be approved by State and federal wildlife agencies before variances from standard buffer zone widths are granted.
- o Maintain natural riparian buffer zones with appropriate native plants (seed material and cuttings locally derived).
- o Incorporate open space uses such as pasture, low-intensity agricultural activities, and the “rough” or marginal areas of golf courses, into buffer zones when they constitute an improvement in habitat over a previous use or degraded area. Evaluate and address the potential impacts of construction, cultural, and operational practices (such as grading, number of livestock per acre, lighting, and use of pesticides, herbicides, and fertilizers) before these uses are approved for buffering.
- o For nearby areas of the San Joaquin River corridor outside of the exclusive jurisdiction of the City, support efforts to work with other jurisdictions to achieve this policy.

Fresno Municipal Code (Section 13-305-Tree Preservation)

The Fresno Municipal Code (FMC) Section 13-305 protects all public trees in the City including, but not limited to, trees which are affecting surface improvements or underground facilities or which are diseased, or located where construction is being considered or will occur. No person, except authorized City personnel, shall remove, destroy, deface or injure any tree on public property by any means including but not limited to: pouring material on or immediately adjacent to any tree, attaching any sign or notice to a tree without supervision of the Director, causing or encouraging fire around any tree, or covering the ground within a 4-foot-radius around any tree with concrete or other unnatural surface. Any removal of trees shall be conducted only after an evaluation and inspection by the Director, and with written authorization.

Thresholds of Significance

The thresholds of significance for this section are established by the CEQA Checklist Item. In accordance with Appendix G of the CEQA Guidelines, the proposed Project would have a significant environmental impact if it would:

- 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 the U.S. Fish and Wildlife Service;
- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service;
- c. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- 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 site;
- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance;
- 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.

Impacts and Mitigation Measures

The information and analysis presented in this section are based on the *Copper River Ranch Development Project – Biological Resource Evaluation* (2020) prepared by Colibri Ecological Consulting, LLC (CEC). The *Biological Resource Evaluation* is provided in Appendix C.

- 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?

Methodology

CEC was retained to conduct a reconnaissance survey to describe the biotic resources of the proposed new 109 acres of development and to evaluate potential impacts to those resources that could result from proposed Project development. CEC obtained a USFWS species list for the Project as a framework for the evaluation and reconnaissance survey. In addition, CEC searched the California Natural Diversity Data Base and the CNPS Inventory of Rare and Endangered Plants for records of special-status plant and animal species from the vicinity of the Project site. Regional lists of special-status species were compiled using USFWS, CNDDDB, and CNPS database searches confined to the Friant 7.5-minute United States Geological Survey (USGS) topographic quad, which encompasses the Project site and the eight surrounding quads (Little Table Mtn, Millerton Lake West, Millerton Lake East, Lanes Bridge, Academy, Fresno North, Clovis, and Round Mountain). A local list of special-status species was compiled using CNDDDB records from within 5 miles of the Project site. Species that lack a special status designation by state or federal regulatory agencies or public interest groups were omitted from the final list. Species for which the Project site does not provide habitat were eliminated from further consideration. CEC also reviewed aerial imagery from Google Earth (Google 2020) and other sources, USGS topographic maps, the Web Soil Survey (NRCS 2020), and relevant literature.

Land Use and Habitats

The Project site supported residential development, portions of a golf course, and disturbed land with patches of ruderal vegetation (Figure 3.4-1 and site photos shown in Figures 3.4-2 through 3.4-4). The area is surrounded by residential development to the north; residential development, portions of a golf course, and disturbed land to the south; orchards, residential development, portions of a golf course, and disturbed land to the east; and residential development, commercial development, portions of a golf course, and disturbed land to the west.

Reconnaissance Survey

CEC Senior Scientist Joshua Reece conducted field reconnaissance surveys of the Project site on 15 and 17 September 2020. Except where gates at residential communities precluded access, the Project site and a 50-foot buffer surrounding the Project site were walked and thoroughly inspected to evaluate and document the potential for the site to support state- or federally protected resources. The survey area also included a 0.5-mile buffer around the Project site to evaluate the potential occurrence of special-status raptors (Figure 3.4-5). The survey area was

evaluated for the presence of regulated habitats, including lakes, streams, and other waters using methods described in the *Wetlands Delineation Manual* and regional supplement (USACE 1987, 2008) and as defined by the CDFW (<https://www.wildlife.ca.gov/conservation/lisa>) and under the Porter-Cologne Water Quality Control Act. All plants except ornamentals and all animals (vertebrate wildlife species) observed in the survey area were identified and documented.



Figure 3.4-2. Photograph of the Project site, looking west, showing a gated residential development.



Figure 3.4-3. Photograph of the Project site, looking northeast, showing a manicured golf course.



Figure 3.4-4. Photograph of the Project site, looking east, showing disturbed land cover and an adjacent orchard.

Observed Species

In total, 23 plant species (10 native and 13 nonnative) were found during the reconnaissance survey (See Table 2 of Appendix C). Seven bird species and four mammal species were also detected (Table 2 of Appendix C).

Nesting Birds and the Migratory Bird Treaty Act

Migratory birds could nest on or near the Project site. Such species include, but are not limited to, mourning dove (*Zenaida macroura*) and red-tailed hawk (*Buteo jamaicensis*).

Regulated Habitats

Artificial ponds at the golf course, as surface waters within the boundaries of the state, are under the regulatory jurisdiction of the SWRCB. However, no impacts to these features are anticipated.

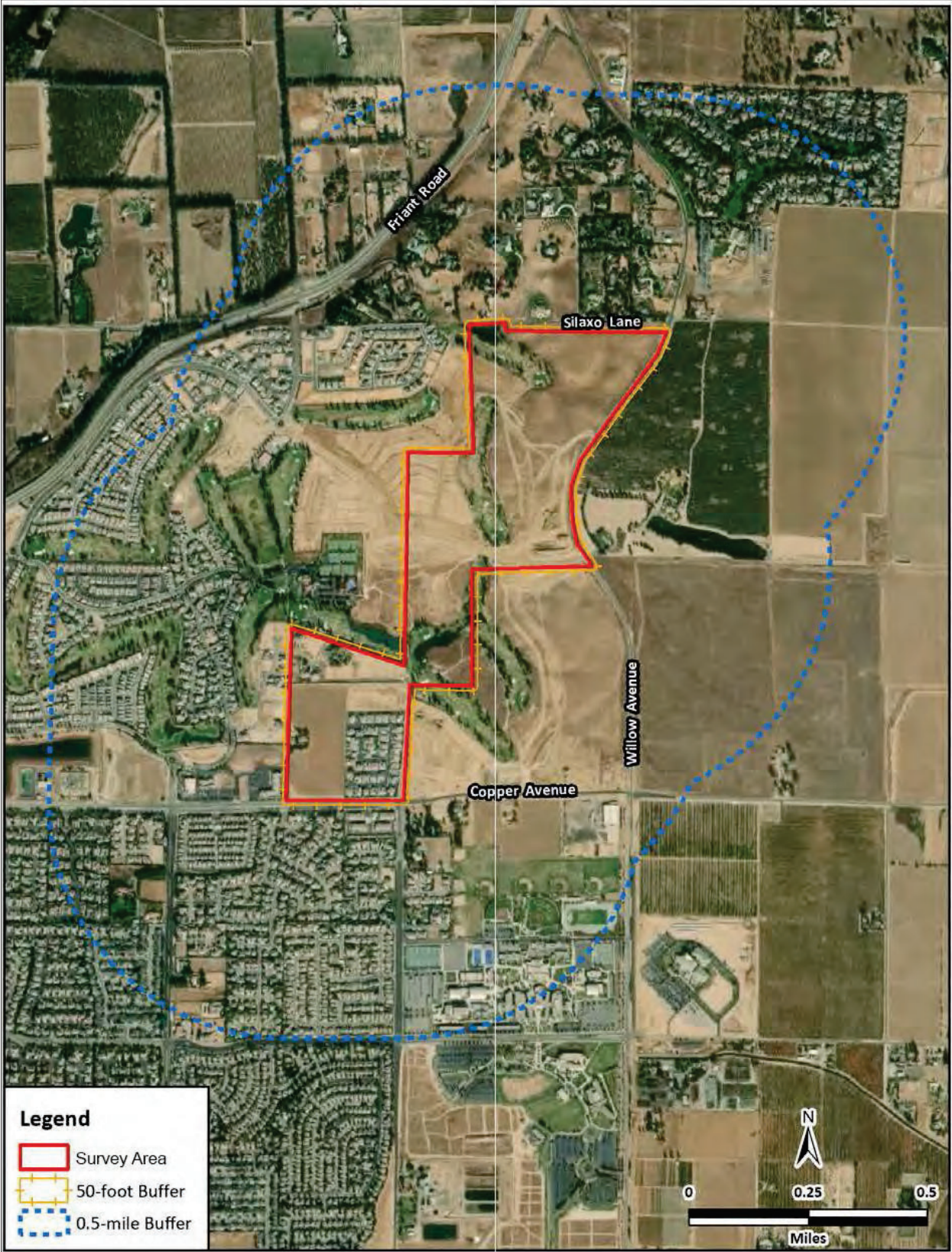
Special Status Species

Swainson's hawk (*Buteo swainsoni*) (ST)

Swainson's hawk is a state listed as threatened raptor in the family Accipitridae. It is a gregarious, migratory, breeding resident of Central California where it uses open areas including grassland, sparse shrubland, pasture, open woodland, and annual agricultural fields such as grain and alfalfa to forage on small mammals, birds, and reptiles. After breeding, it eats mainly insects, especially grasshoppers (Bechard et al. 2020). Swainson's hawk builds a small to medium-sized nest in medium to large trees near foraging habitat. The nesting season begins in March or April in Central California when this species returns to its breeding grounds from wintering areas in Mexico and Central and South America. Nest building commences within one to two weeks of arrival to the breeding area and lasts about one week (Bechard et al. 2020). One to four eggs are laid and incubated for about 35 days. Young typically fledge in about 38–46 days and tend to leave the nest territory within 10 days of fledging (Bechard et al. 2020). Swainson's hawks depart for the non-breeding grounds between August and September.

Two CNDDDB records for Swainson's hawk, from 1956, are known from within 5 miles of the Project site (CNDDDB 2020). No Swainson's hawks were observed during the reconnaissance survey, but potential nest trees were on and within 0.5 miles of the Project site, and open grassland and agricultural fields nearby could support foraging. Therefore, this species has a low potential to occur on the Project site.

Figure 3.4-2
Reconnaissance Survey Area Map



Burrowing owl (*Athene cunicularia*) (SSSC)

Burrowing owl is a member of the family Strigidae and recognized as a species of special concern by the CDFW (CDFW 2020). Burrowing owl depends on burrow systems excavated by other species such as California ground squirrel (*Otospermophilus beecheyi*) and American badger (*Taxidea taxus*) (Poulin et al. 2020). Burrowing owl uses burrows for protection from predators, weather, as roosting sites, and dwellings to raise young (Poulin et al. 2020). It commonly perches outside burrows on mounds of soil or on nearby fence posts. Prey includes insects, especially grasshoppers and crickets, frogs, toads, lizards, and small mammals (Poulin et al. 2020). The nesting season begins in March and incubation lasts about 28–30 days. Females incubate eggs males forage and deliver food items to the burrow/nest; young fledge between 44 and 53 days after hatching (Poulin et al. 2020). Adults can live up to 8 years in the wild.

Two CNDDDB records of burrowing owls (from 2000) are known from within 5 miles of the Project site (CNDDDB 2020). Several California ground squirrel burrows were found on the Project site, although no evidence of use of the burrows by owls (e.g., feathers, guano, pellets) was observed. Nevertheless, this species has a low potential to occur on the Project site.

Impact Determination

Less than Significant Impact With Mitigation. The Project could adversely affect, either directly or through habitat modifications, two special-status animals that occur or may occur on or near the Project site. Swainson’s hawk (ST) has a low potential to occur on or near the Project site. The burrowing owl (SSSC) was not detected but also has a low potential to occur on the Project site. Construction activities such as excavating, trenching, or using other heavy equipment that disturbs or harms a special-status species or substantially modifies its habitat could constitute a significant impact. Therefore, Mitigation Measures BIO-1 and BIO-2 (below) will be implemented to reduce the potential impact to a *less than significant* level.

Mitigation Measures:

BIO – 1 Protect nesting Swainson’s Hawk

1. To the extent practicable, construction shall be scheduled to avoid the Swainson’s hawk nesting season, which extends from March through August.
2. If it is not possible to schedule work between September and February, a qualified biologist shall conduct surveys for active Swainson’s hawk nests within 0.5 miles of the Project site following methods developed by the Swainson’s Hawk Technical Advisory Committee (2000). If an active nest is found within 0.5 miles, and the qualified biologist

determines that Project activities would disrupt nesting, a construction-free buffer or limited operating period shall be implemented in consultation with the CDFW. The results of the survey shall be submitted to the City of Fresno Planning and Development Department prior to any construction activities.

BIO – 2 Protect nesting burrowing owl

1. A qualified biologist shall conduct focused burrowing owl surveys to assess the presence/absence of burrowing owl in accordance with guidelines in the CDFW's *Staff Report on Burrowing Owl Mitigation* (CDFG 2012). The results of the survey shall be submitted to the City of Fresno Planning and Development Department prior to any construction activities.
2. If a burrowing owl or sign of burrowing owl use (e.g., feathers, guano, pellets) is detected on or within 500 feet of the Project site, and the qualified biologist determines that Project activities would disrupt the owl(s), a construction-free buffer, limited operating period, or passive relocation shall be implemented in consultation with the CDFW.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. Based on the biological survey, as well as review of local and regional plans, policies, regulations and review of information from the CA Department of Fish & Wildlife and the U.S. Fish & Wildlife Service, there are no riparian habitats or other sensitive natural communities on the proposed Project site. Therefore, there is *no impact*.

Mitigation Measure: None required.

- 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?

No Impact. The survey area (Figure 3.4-5) was evaluated for the presence of regulated habitats, including lakes, streams, and other waters using methods described in the *Wetlands Delineation*

Manual and regional supplement (USACE 1987, 2008) and as defined by the CDFW (<https://www.wildlife.ca.gov/conservation/lisa>) and under the Porter-Cologne Water Quality Control Act. Based on this evaluation, there are no federally protected wetlands on the site. Therefore, there is *no impact*.

Mitigation Measure: None required.

- 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?

Less than Significant Impact with Mitigation. The Project could impede the use of nursery sites for native birds protected under the California Fish and Game Code and Migratory Bird Treaty Act. Migratory birds are expected to nest on and near the Project site. Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment. Disturbance that causes nest abandonment or loss of reproductive effort is considered take by the CDFW. Loss of fertile eggs or nestlings, or any activities resulting in nest abandonment, could constitute a significant impact if the species is particularly rare in the region. Therefore, Mitigation Measure BIO-3 (below) will be implemented to reduce the potential impact to a *less than significant* level.

Mitigation Measure:

BIO – 3 Protect Nesting Birds

1. To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August.
2. If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during Project implementation. A pre-construction survey shall be conducted by a qualified biologist no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas for nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-

construction related reasons. The results of the survey shall be submitted to the City of Fresno Planning and Development Department prior to any construction activities.

e.,f. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. There are no adopted habitat conservation plans, natural community conservation plans, or other conservation plans within the proposed Project site. However, the Fresno Municipal Code (FMC) Section 13-305 protects all public trees in the City including, but not limited to, trees which are affecting surface improvements or underground facilities or which are diseased, or located where construction is being considered or will occur. No person, except authorized City personnel, shall remove, destroy, deface or injure any tree on public property by any means including but not limited to: pouring material on or immediately adjacent to any tree, attaching any sign or notice to a tree without supervision of the Director, causing or encouraging fire around any tree, or covering the ground within a 4-foot-radius around any tree with concrete or other unnatural surface. Any removal of trees shall be conducted only after an evaluation and inspection by the Director, and with written authorization.

The Project site has been largely disturbed through development and grading activities and is largely void of public trees. However, in accordance with FMC Section 13-305, the Project Applicant will be required to consult the City on any public trees that may be subject to FMC Section 13-305. As this is an existing regulation, it is not considered a mitigation measure.

There are *less than significant impacts* regarding this impact topic.

Mitigation. None required.

Applicability of 2003 FEIR Mitigation Measures

As discussed above, the 2003 FEIR provided the mitigation measures related to biological resources. The determination of the applicability of those mitigation measures is shown in the table below. It should be noted that the mitigation measures identified herein are applicable to

the entire proposed Copper River Ranch Project (existing development area plus the additional 109 acres of new development).

2003 FEIR Mitigation	Determination	New Mitigation (if applicable)
2.5.1-a: No additional mitigation is required beyond compliance with the USACE permit.	Mitigation Measure 2.5.1-a has been completed.	N/A
2.5.2-a: A qualified biologist shall conduct a preconstruction survey for burrowing owls no more than 30 days prior to the onset of project construction. This survey shall be conducted according to methods described in the <i>Draft Report on Burrowing Owl Mitigation</i> (CDFG 1995). If preconstruction surveys undertaken during the breeding season (February through July) locate active next burrows within or near construction zones, the developer shall establish an appropriate construction-free setback around these nests until the conclusion of the breeding season. A qualified ornithologist in consultation with the CDFG shall determine the distance of the setback. At the conclusion of the nesting season these owls may be relocated as discussed below. If preconstruction surveys undertaken during the non-breeding season	This previous mitigation measure from the 2003 FEIR is similar to the currently proposed mitigation measures (i.e. preconstruction surveys, avoidance, etc.). However, the regulatory requirements for these surveys have changed since 2003. Therefore, the proposed new mitigation measures (see column to the right) shall supersede the biological mitigation measure contained in the 2003 FEIR.	BIO – 1 Protect nesting Swainson’s Hawk - To the extent practicable, construction shall be scheduled to avoid the Swainson’s hawk nesting season, which extends from March through August. - If it is not possible to schedule work between September and February, a qualified biologist shall conduct surveys for active Swainson’s hawk nests within 0.5 miles of the Project site following methods developed by the Swainson’s Hawk Technical Advisory Committee (2000). If an active nest is found within 0.5 miles, and the qualified biologist determines that Project activities would disrupt nesting, a construction-free buffer or limited operating period shall be implemented in consultation with the

(August through January) locate resident owls, these individuals may be relocated to alternative habitat. The relocation of resident owls shall be conducted according to a relocation plan prepared by a qualified biologist in consultation with CDFG. Passive relocation as described in <i>Draft Report on Burrowing Owl Mitigation</i> shall be the preferred method of relocation. The plan shall provide for the owls relocation to nearby lands possessing available nesting habitat. Ground squirrel populations and their burrow complexes can then be eliminated to prevent the return of burrowing owls at a later time when construction may occur. • A qualified biologist	CDFW. The results of the survey shall be submitted to the City of Fresno Planning and Development Department prior to any construction activities. BIO – 2 Protect nesting burrowing owl 1. A qualified biologist shall conduct focused burrowing owl surveys to assess the presence/absence of burrowing owl in accordance with guidelines in the CDFW’s <i>Staff Report on Burrowing Owl Mitigation</i> (CDFG 2012). The results of the survey shall be submitted to the City of Fresno Planning and Development Department prior to any construction activities. 2. If a burrowing owl or sign of burrowing owl use (e.g., feathers, guano, pellets) is detected on or within 500 feet of the Project site, and the qualified biologist determines that Project activities would disrupt the owl(s), a construction-free buffer, limited

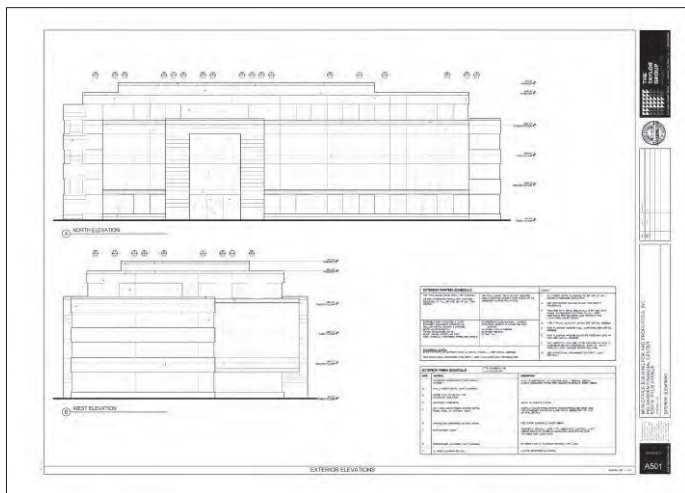
shall conduct a preconstruction survey for Northern Harriers no more than 30 days prior to the on-set of project construction, if construction is to occur during the breeding season (February through July). If active nest burrows are located within or near construction zones, the developer shall establish an appropriate construction-fee setback around these nests until the conclusion of the breeding season. A qualified ornithologist in consultation with the CDFG shall determine the distance of the setback. The developer may also disc the non-native grassland prior to the onset of the breeding season. Discing shall prevent the growth of dense tall grasses favorable for	operating period, or passive relocation shall be implemented in consultation with the CDFW. BIO – 3 Protect Nesting Birds 1. To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August. 2. If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during Project implementation. A pre-construction survey shall be conducted by a qualified biologist no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas for nests. If an active nest is found close enough to the

nesting Northern Harriers.		construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons. The results of the survey shall be submitted to the City of Fresno Planning and Development Department prior to any construction activities.

Cumulative Impacts

The scope for considering cumulative impacts to biological resources are the geographic areas covered by the City of Fresno General Plan / EIR and the County of Fresno General Plan / EIR. Mitigation measures associated with this topic are included to ensure that potential impacts to biological resources remains less than significant at a project level. Cumulative development would result in the conversion of existing habitat to urban uses. Both the City’s and County’s General Plan EIR, in addition to regional, State and federal regulations, include policies and measures that mitigate impacts to biological resources associated with future development.

As described in this impact section, there are no known special-status species that have been observed on the Project site. Mitigation Measures BIO-1 through BIO-3 reduce all potential impacts to biological resources to less than significant levels. As development occurs in the region, the City and County will review projects on a case-by-case basis at the time each is considered for approval. Most projects in the region would generally occur within or around urban areas that have either been previously disturbed or are near existing urban development. However, some future projects may occur on undeveloped portions of the City and County that may result in potentially significant impacts to biological resources. However, these projects would likely be required to implement mitigation measures in order to reduce these potential impacts to less than significant levels. Compliance with applicable state and federal permit requirements for these resources would be required for all future projects, which would ensure that these projects would not significantly affect sensitive biological resources or contribute to a cumulatively significant impact to such resources in the area. Implementation of the proposed Project would have a less than significant cumulative impact relative to this environmental topic. As such, impacts to biological resources would be less than cumulatively considerable.



INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

Fig Garden Financial Center
Office Building - Environmental
Assessment No. P18-03659

May 2019

PREPARED FOR:

City of Fresno
Development and Resource Management Dept.
2600 Fresno Street
Fresno, CA 93721

PREPARED BY:



Crawford & Bowen Planning, Inc.
113 N. Church Street, Suite 302
Visalia, CA 93291

Initial Study/ Mitigated Negative Declaration
**Fig Garden Land Holdings Office Building Plan Amendment and
Rezone Application No. P18-03659**

Prepared for:

City of Fresno
Development and Resource Management Department
2600 Fresno Street
Fresno, CA 93721
Contact: Margo Lerwill, Supervising Planner
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Prepared by:



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May 2019

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Chapter 1

INTRODUCTION

INTRODUCTION

1.1 Project Summary

This document, Environmental Assessment No. P18-03659, is the Initial Study / Mitigated Negative Declaration (IS/MND) on the potential environmental effects of the Fig Garden Office Building Project (Project). The Project consists of construction and operation of a four-story 100,000 square foot office building, parking area, and related improvements. The proposed Project is more fully described in Chapter Two – Project Description.

The City of Fresno will act as the Lead Agency for this project pursuant to the *California Environmental Quality Act (CEQA)* and the *CEQA Guidelines*.

1.2 Document Format

This IS/MND contains five chapters, and appendices. Chapter 1, Introduction, provides an overview of the project and the CEQA environmental documentation process. Chapter 2, Project Description, provides a detailed description of project objectives and components. Chapter 3, Initial Study Checklist, presents the CEQA checklist and environmental analysis for all impact areas, mandatory findings of significance, and feasible mitigation measures. If the proposed project does not have the potential to significantly impact a given issue area, the relevant section provides a brief discussion of the reasons why no impacts are expected. If the project could have a potentially significant impact on a resource, the issue area discussion provides a description of potential impacts, and appropriate mitigation measures and/or permit requirements that would reduce those impacts to a less than significant level. Chapter 4, Mitigation and Monitoring Program provides the list of applicable mitigation measures that must be complied with. There are two mitigation lists: a Project-specific mitigation program and the City's General Plan Master EIR mitigation checklist. Both are applicable to the Project. Chapter 5, List of Preparers, provides a list of key personnel involved in the preparation of the IS/MND.

Environmental impacts are separated into the following categories:

Potentially Significant Impact. This category is applicable if there is substantial evidence that an effect may be significant, and no feasible mitigation measures can be identified to reduce impacts to a less than significant level. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

Less Than Significant After Mitigation Incorporated. This category applies where the incorporation of mitigation measures would reduce an effect from a "Potentially Significant Impact" to a "Less Than

Significant Impact.” The lead agency must describe the mitigation measure(s), and briefly explain how they would reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).

Less Than Significant Impact. This category is identified when the project would result in impacts below the threshold of significance, and no mitigation measures are required.

No Impact. This category applies when a project would not create an impact in the specific environmental issue area. “No Impact” answers do not require a detailed explanation if they are adequately supported by the information sources cited by the lead agency, which show that the impact does not apply to the specific project (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.)

Regardless of the type of CEQA document that must be prepared, the basic purpose of the CEQA process as set forth in the CEQA Guidelines Section 15002(a) is to:

- (1) Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.
- (2) Identify ways that environmental damage can be avoided or significantly reduced.
- (3) Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.
- (4) Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

According to Section 15070(b), a Mitigated Negative Declaration is appropriate if it is determined that:

- (1) Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
- (2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

This document is tiering from the City of Fresno Master Environmental Impact Report (MEIR) (State Clearinghouse No. 2007121033) pursuant to CEQA Guidelines Section 15152. The MEIR and

supporting documents are available for review at the City of Fresno Development and Resource Management Department, 2600 Fresno Street, Room 3065, Fresno, CA 93721.

The Initial Study contained in Chapter Three of this document has determined that the proposed Project is a subsequent project identified in the MEIR but that it is not fully within the scope of the MEIR because the proposed project could have a significant effect on the environment that was not examined in the MEIR. However, 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. The project specific mitigation measures and all applicable mitigation measures contained in the MEIR Mitigation Measure Monitoring Checklist will be imposed upon the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

Chapter 2

PROJECT DESCRIPTION

Project Description

2.1 Project Background

The proposed project description and actions have been distributed internally to applicable City departments (Planning, Public Works, Police/Fire, etc.) for review. All applicable development requirements have been applied to the project either through project design, conditions of approval, or as mitigation measures outlined in this document.

The project is being proposed by the project applicant to take advantage of the site's strategic location in an area that is suitable for large scale offices that serve a variety of uses. The location provides accessibility, infrastructure and demand in an area that provides an in-fill development opportunity within one of the City's busiest shopping / office areas.

2.2 Project Location and Setting

The proposed Office Complex is located on 1.08 acres at an existing office / commercial area north of Fig Garden Village (east of N. Palm Avenue at San Jose Avenue / Colonial Avenue). The site is known as the Fig Garden Financial Center located at 5204 North Palm Avenue in Fresno, CA 93704. Specifically, the proposed Office Complex is on APN 417-140-21. The proposed new parking area is on a 2.35 acre lot (APN 417-231-16).

Additional components associated with the project (infrastructure, street abandonment, etc.) are on portions of APNs 417-140-26, 417-231-17 and 417-231-19.

See Figure 1 (Project Vicinity Map), Figure 2 (Site Aerial) and Figure 3 (Project Master Plan).

The site is located at the existing Fig Garden Financial Center adjacent to Fig Garden Village in a relatively busy mixed-use area including shopping, services and housing in central Fresno. The immediate vicinity is comprised of large office buildings, parking areas and residential housing. To the north and east of the proposed office building is residential housing while existing office buildings are located to the south and west. The proposed new parking area is surrounded by residential housing to the north and south, a vacant lot to the east, and an office building to the west. The area is highly disturbed with urban uses.

Zoning

APN 417-140-21 is zoned RS-5/EQ (Residential Single-Family / Equine Overlay)

APN 417-231-16 is zoned RMX (Regional Mixed-Use)

APN 417-140-26 is zoned RMX/cz (Regional Mixed-Use / Conditions of Zoning)

APN 417-231-19 is zoned RMX/cz (Regional Mixed-Use / Conditions of Zoning)

2.3 Project Description

The project consists of construction and operation of a four-story, 100,000 square foot professional office building on a 1.08 acre lot. The footprint of the building is approximately 25,000 square feet with the remainder being occupied by hardscape, parking, landscaping and related features. Each floor of the building will occupy approximately 25,000 square feet of space.

The building will be constructed of concrete, steel and wood-frame structures. Landscaping is proposed along the site's perimeter, entrance and within the parking areas. Some existing trees on the site will be removed to accommodate the project.

Site Access

The project site will be accessed from Palm Avenue through the adjacent Fig Garden Financial Center's driveway and from Shaw Avenue via private driveways through Fig Garden Village Shopping Center. The new parking area can also be accessed from W. San Jose Avenue. Pedestrian access will remain from the surrounding areas.

The project also includes additional parking to accommodate 329 additional parking spaces (the City requires 1 space per 400 sq. ft. of building area which would require a minimum of 250 parking spaces). The existing 140 parking spaces located at the site of the proposed office building will be demolished. However, a total of 470 "new" spaces will be created, thus resulting in a net new parking capacity of 329 spaces.

Figure 1
Project Vicinity Map

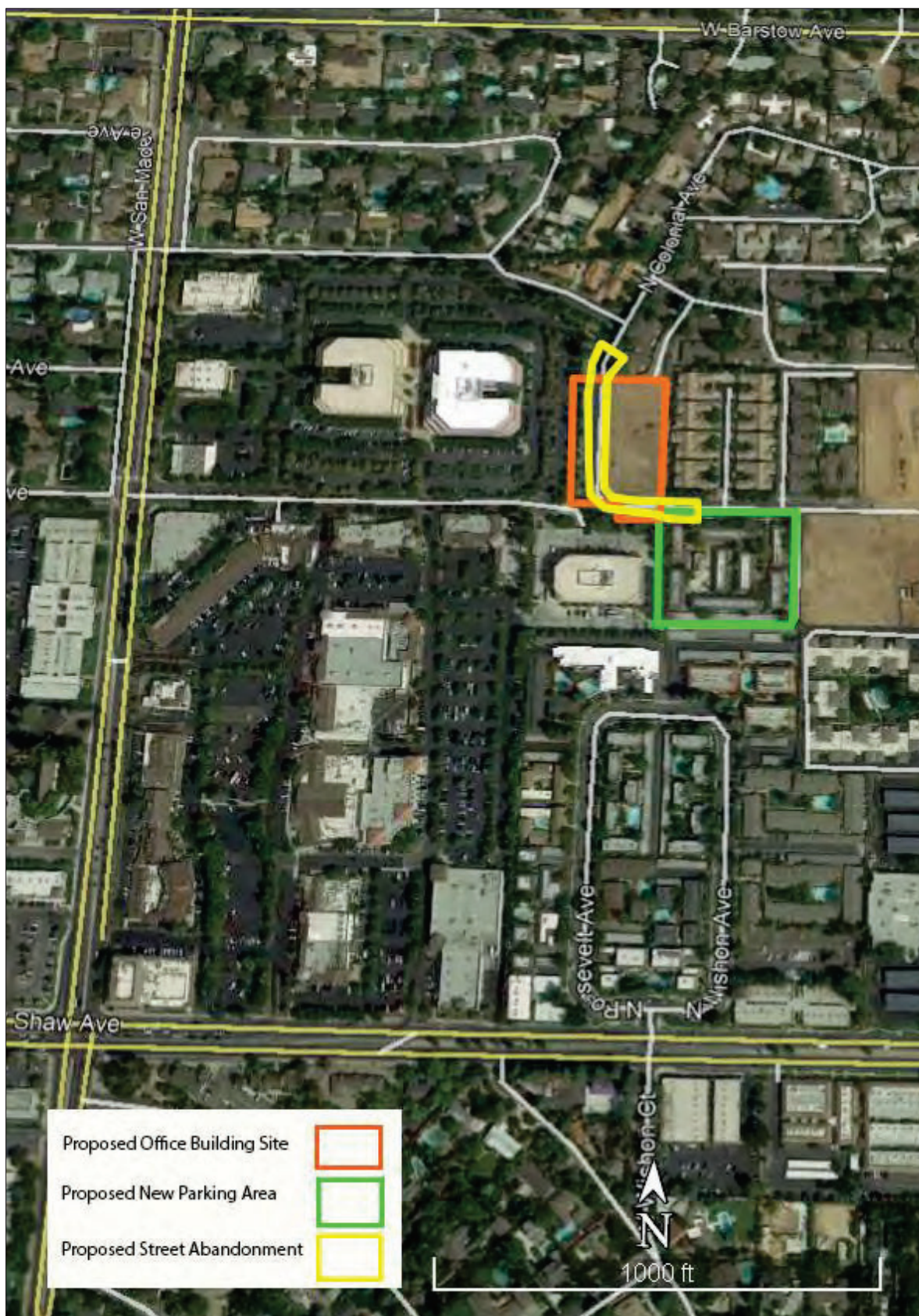


Figure 2
Site Aerial

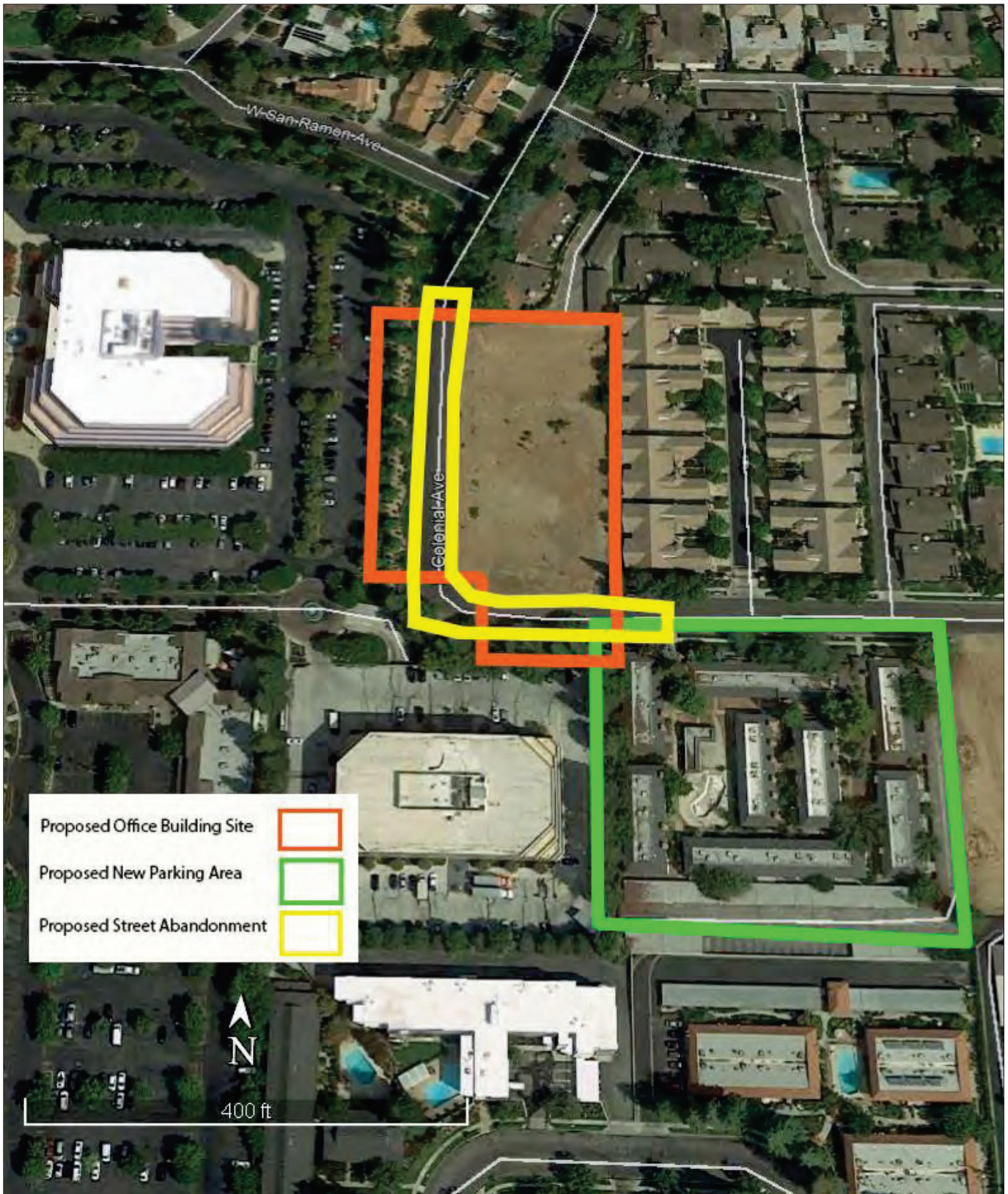
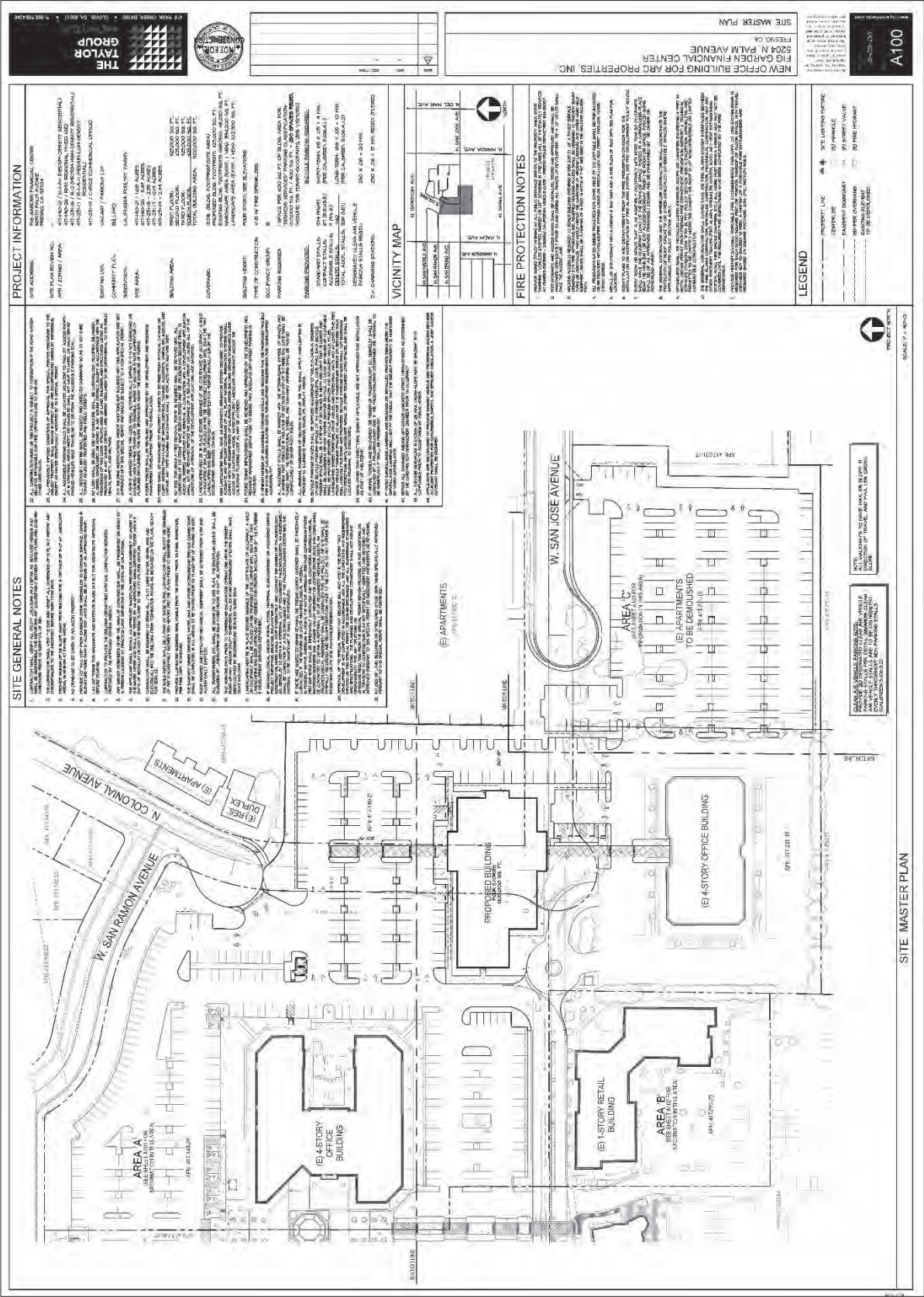


Figure 3
Project Master Plan



Parking

To accommodate the required parking spaces needed for the office building, the project applicant will construct an additional parking area on a 2.35 acre lot just south of San Jose Avenue (See Figure 2). Previously, this site consisted of a 44-unit apartment complex that had been abandoned for several years and was demolished.

Other Improvements

Landscaping, walkways, security lighting, trash enclosures and related appurtenances will be installed. The project also includes a small park area that will be located near the new parking area between the parking stalls and W. San Jose Avenue. The park area will be open to the public.

Street Abandonment

To accommodate the new office building and parking area, the project will require abandonment of a portion N. Colonial Avenue and W. San Jose Avenue where those streets meet adjacent to the project site. The intention is to create a “dead-end” cul-de-sac with an adequately sized turn-around pocket just south of the intersection of N. Colonial Avenue and W. San Ramon Avenue and a second cul-de-sac turn-around pocket on W. San Jose Avenue just north of the proposed new parking area. This will eliminate thru-traffic along this route. However, access to the project will be provided from W. San Jose Avenue. The turn-around pockets have been adequately sized for emergency vehicles and will provide emergency vehicle access to the site and surrounding area as needed. Pedestrian access will be maintained in the area.

Infrastructure

The project will be required to tie into existing infrastructure in the area for sewer, water and storm drain. The existing pipelines for these services are located within the adjacent streets. The project developer will be required to pay for all improvements related to obtaining these facilities to serve the project. This includes constructing appropriately sized water mains that will provide adequate water pressure for fire flow and project water use. The project will require installation of sewer mains to serve the project including any sewer easements that will be required by the City. Storm water will be controlled through implementation of a Storm Water Management Plan and will be directed to the existing storm drains in W. San Jose Avenue. More detailed descriptions of project infrastructure requirements are included in Chapter Three.

The project has been reviewed by City of Fresno Public Works and specifications pertaining to project financial responsibilities for accessing City-provided services have been made conditions of project approval.

Project Schedule

The project developer intends to begin construction in 2019 for completion in 2020.

Entitlements

The project will require the following entitlements from the City of Fresno:

- General Plan Amendment for 417-140-21 from planned land use from RM (Residential Medium Density) to RMX (Regional Mixed-Use);
- Rezone Application for 417-140-21 from RS-5 / EQ (Residential Single-Family / Equine Overlay) zone district to the RMX (Regional Mixed Use) zone district;
- Rezone Application to Modify Conditions of Zoning for 417-231-19 and 417-140-26 to remove previously established conditions of zoning;
- Lot merger or lot line adjustment with cross access agreement;
- Street abandonment; and
- Grading and building permits.

2.4 Other Required Approvals

The proposed Project would include, but not be limited to, the following regulatory requirements:

- The adoption of this Mitigated Negative Declaration by the City of Fresno.
- Compliance with other federal, state and local requirements such as the San Joaquin Valley Air Pollution Control District for a dust control plan and the Regional Water Quality Control Board for a Stormwater Pollution Prevention Plan.
- City of Fresno Department of Public Utilities
- Fresno Irrigation District

Chapter 3

IMPACT ANALYSIS

Initial Study Checklist

3.1 Environmental Checklist Form

Project title: Fig Garden Land Holdings Office Building Plan Amendment / Rezone
Application No. P18-03659

Lead agency name and address:

City of Fresno
Development and Resource Management Department
2600 Fresno Street, Room 3065
Fresno, CA 93721

Contact person and phone number:

Margo Lerwill
City of Fresno
(559) 621-8153

Project location:

The proposed Office Complex is located on 1.08 acres at an existing office / commercial area north of Fig Garden Village (east of N. Palm Avenue at San Jose Avenue / Colonial Avenue). The site is known as the Fig Garden Financial Center located at 5204 North Palm Avenue in Fresno, CA 93704. Specifically, the proposed Office Complex is on APN 417-140-21. The proposed new parking area is on a 2.35 acre lot (APN 417-231-16).

Additional components associated with the Project (infrastructure, street vacation, etc.) are on portions of APNs 417-140-26, 417-231-17 and 417-231-19.

See Figure 1 (Project Vicinity Map) and Figure 2 (Site Aerial).

Project sponsor's name/address:

Assemi Group, Inc.
Jeff Roberts
1396 W. Herndon Ave.
Fresno, CA 93711

General plan designation:

Residential – Medium Density

Zoning:

APN 417-140-21 is zoned RS-5/EQ (Residential Single-Family / Equine Overlay)

APN 417-231-16 is zoned RMX (Regional Mixed-Use)

APN 417-140-26 is zoned RMX/cz (Regional Mixed-Use / Conditions of Zoning)

APN 417-231-19 is zoned RMX/cz (Regional Mixed-Use / Conditions of Zoning)

Description of project:

The Project consists of construction and operation of a four-story, 100,000 square foot professional office building and a new parking area (See Section 2.3 for a full description).

Surrounding land uses/setting:

The site is located at the existing Fig Garden Financial Center adjacent to Fig Garden Village in a relatively busy mixed-use area including shopping, services and housing in central Fresno. The immediate vicinity is comprised of large office buildings, parking areas and residential housing. To the north and east of the proposed office building is residential housing while existing office buildings are located to the south and west. The proposed new parking area is surrounded by residential housing to the north and south, a vacant lot to the east, and an office building to the west. The area is highly disturbed with urban uses.

California Native American Tribal Consultation:

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun or is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with Assembly Bill (AB) 52 and Senate Bill (SB) 18, potentially affected Tribes were formally notified of this Project and were given the opportunity to request consultation on the Project. The City contacted the Native American Heritage Commission, requesting a contact list of applicable Native

American Tribes, which was provided to the City. The City provided letters to the listed Tribes, notifying them of the Project and requesting consultation, if desired. A total of ten Tribes were contacted of which four (4) indicated they had no comment, and the remaining six (6) did not respond to the invitation to comment and consult. Refer to Section XVIII – Tribal Cultural Resources for more information.

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

- The adoption of this Mitigated Negative Declaration by the City of Fresno.
- Compliance with other federal, state and local requirements such as the San Joaquin Valley Air Pollution Control District for a dust control plan and the Regional Water Quality Control Board for a Stormwater Pollution Prevention Plan.
- City of Fresno Department of Public Utilities
- Fresno Irrigation District

3.2 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 Resources and Forest 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

3.3 Determination

On the basis of this initial evaluation:

- I find that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR because it would have no additional significant effects that were not examined in the MEIR such that no new additional mitigation measures or alternatives may be required. All applicable mitigation measures contained in the Mitigation Measure Monitoring Checklist shall be imposed upon the proposed project. A FINDING OF CONFORMITY will be prepared.
- X I find that the proposed project is a subsequent project identified in the MEIR but that it is not fully within the scope of the MEIR because the proposed project could have a

significant effect on the environment that was not examined in the MEIR. However, 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. The project specific mitigation measures and all applicable mitigation measures contained in the MEIR Mitigation Measure Monitoring Checklist will be imposed upon the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

____ I find that the proposed project is a subsequent project identified in the MEIR but that it MAY have a significant effect on the environment that was not examined in the MEIR, and an ENVIRONMENTAL IMPACT REPORT is required to analyze the potentially significant effects not examined in the MEIR pursuant to Public Resources Code Section 21157.1(d) and CEQA Guidelines 15178(a).

Margo Lerwill, Supervising Planner

Date

EVALUATION OF ADDITIONAL ENVIRONMENTAL IMPACTS NOT ASSESSED IN THE MEIR:

1. For purposes of this MEIR Initial Study, the following answers have the corresponding meanings:
 - a. "No Impact" means the subsequent project will not cause any additional significant effect related to the threshold under consideration which was not previously examined in the MEIR.
 - 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. A "Finding of Conformity" is a determination based on an initial study that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR because it would have no additional significant effects that were not examined in the MEIR.
6. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
7. Earlier analyses may be used where, pursuant to the tiering, program EIR or 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.
8. Lead agencies are encouraged to incorporate into the checklist references to information sources for

potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

9. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
10. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
11. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views 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 regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

AFFECTED ENVIRONMENT

The Project is located within an urbanized area in the northwest portion of Fresno, in the Fig Garden community. The property is situated near the northeast corner of Palm Avenue and Shaw Avenue, and is bounded by the Fig Garden Financial Center to the west, West San Ramon Avenue, North Colonial Avenue and West San Jose Avenue to the east and northeast, and the Fig Garden Village shopping center to the southwest.

The existing visual character of the site consists of a vacant parcel (location of the proposed office building), parking areas and a vacant lot where a previous apartment building was demolished. The remainder of the site contains a number of trees, including redwood, pine, palm, olive, and fig species.

Views of the existing development portion of the Fig Garden Financial Center site from the residential neighborhoods to the north and east are impeded by existing block walls and trees. More distant views of the existing Fig Garden Financial Center may be available from the Fig Garden Shopping Center. Views of the Project site are available from surrounding streets and existing residential areas.

RESPONSES

- a. Have a substantial adverse effect on a scenic vista?
- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. A scenic vista is defined as a viewpoint that provides expansive views of highly valued landscape for the benefit of the general public. The Sierra Nevada Mountains are the only natural and visual resource in the Project area. Views of these distant mountains are afforded only during clear conditions due to poor air quality in the valley. Distant views of the Sierra Nevada Mountains would largely be unaffected by the development of the Project because of the nature of the Project, distance and limited visibility of these features. The City of Fresno does not identify views of these features as required to be “protected.”

The Project site is within an urbanized area of Fresno. The Fig Garden Financial Center is currently occupied by three 60-foot office buildings that are similar in size and nature to the proposed Project. There are no scenic vistas or other protected scenic resources on or near the site. Visual character of the site is addressed further in response c. below.

The nearest eligible scenic highway is a section of SR 168 which is located over 20 miles east of the site. However, the Project is not visible to or from this eligible scenic highway due to intervening land uses.

Therefore, the Project has *no impact* on scenic vistas or designated scenic resources or highways.

Mitigation Measures: None are required.

- c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views 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 regulations governing scenic quality?

Less Than Significant Impact. The proposed Project would alter the existing visual character of public views of the site and its surroundings by constructing a new four-story office building and associated parking area. The building will be approximately 60 feet in height. Elevations of the

building are shown in Figures 4 and 5. The Project design is subject to the City's Design Guidelines adopted for the City's General Plan which apply to site layout, building design, landscaping, lighting, parking and signage. Detailed architectural plans, color palettes and building materials as well as landscaping plans will be submitted by the Project developer to the City of Fresno Development and Resource Management Department. The plans shall be required prior to issuance of any building permits. The review shall be substantially based on the building plans and elevations illustrated within this document.

The Project will require removal of some trees on site. However, trees and other landscaping will be integrated along the building perimeter, entrance, and within the parking areas. In addition, a small park will be installed next to the new parking area along W. San Jose Avenue.

The improvements such as those proposed by the Project are typical of large City urban areas and are generally expected from residents of the City. These improvements would not substantially degrade the visual character of the area and would not diminish the visual quality of the area, as they would be consistent with the existing visual setting. The Project itself is not visually imposing against the scale of the existing adjacent office buildings and nature of the surrounding area.

Therefore, the Project would have *less than significant impacts* on the visual character of the area.

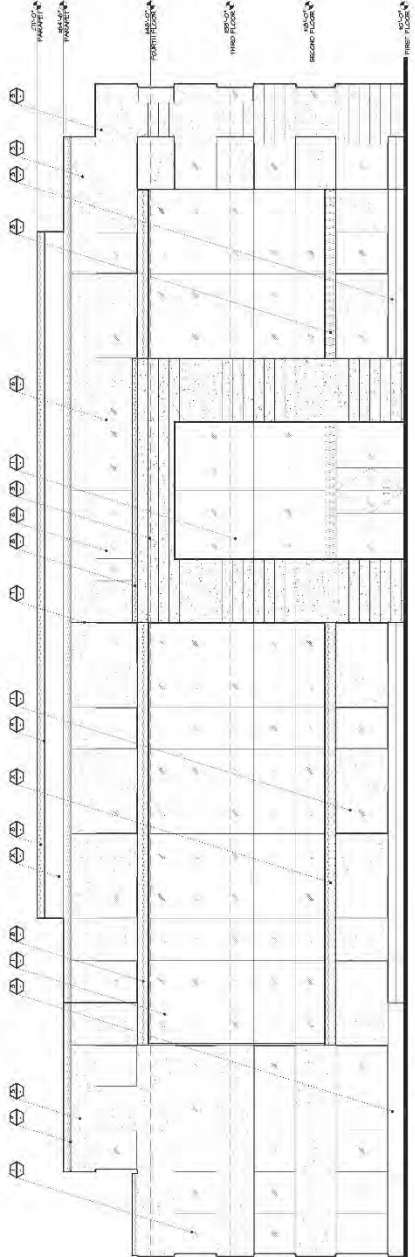
Mitigation Measures: None are required.

[illegible]

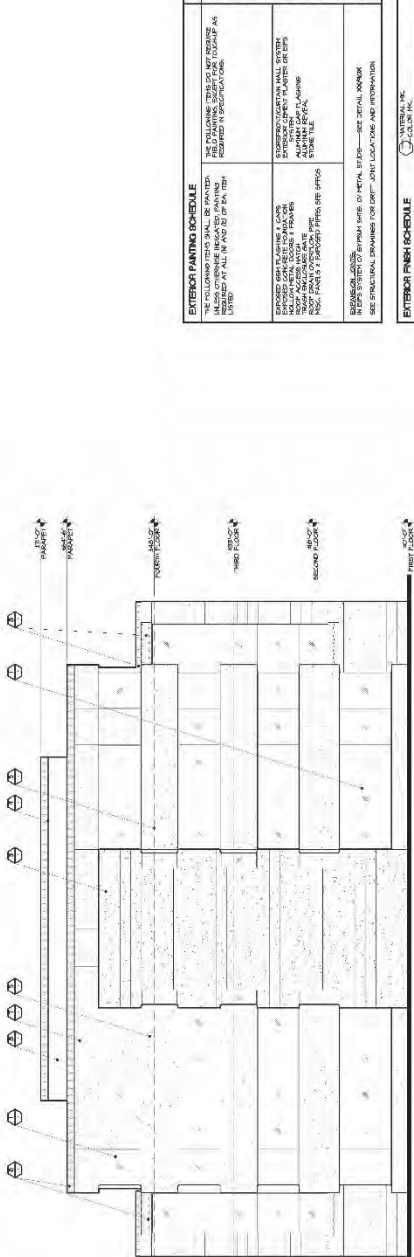



PROJECT: NEW OFFICE BUILDING FOR ARC PROPERTIES, INC.
 5204 N PALM AVENUE, PUEBLO, CO 81008
 DATE: 10/20/2023
 DRAWN BY: J. SMITH
 CHECKED BY: D. TAYLOR

C SOUTH ELEVATION



D EAST ELEVATION



EXTERIOR FINISH SCHEDULE

NO.	FINISH	NOTES
1	ALUMINUM EXPANDED METAL CLADDING	SEE DETAIL 101 FOR JOINTS AND FASTENERS.
2	PAINT	PAINT TO MATCH EXISTING.
3	GLASS	GLASS TO MATCH EXISTING.
4	ROOFING	ROOFING TO MATCH EXISTING.
5	LANDSCAPE	LANDSCAPE TO MATCH EXISTING.
6	PAVING	PAVING TO MATCH EXISTING.
7	WALLS	WALLS TO MATCH EXISTING.
8	CEILING	CEILING TO MATCH EXISTING.
9	FLOORING	FLOORING TO MATCH EXISTING.
10	MECHANICAL	MECHANICAL TO MATCH EXISTING.

EXTERIOR ELEVATIONS

THE FOLLOWING TABLES ARE INTENDED TO BE USED TO IDENTIFY THE MATERIALS AND FINISHES TO BE USED ON THE EXTERIOR OF THE BUILDING. THE MATERIALS AND FINISHES SHOWN IN THIS TABLE ARE NOT TO BE USED ON THE INTERIOR OF THE BUILDING.

NO.	FINISH	NOTES
1	ALUMINUM EXPANDED METAL CLADDING	SEE DETAIL 101 FOR JOINTS AND FASTENERS.
2	PAINT	PAINT TO MATCH EXISTING.
3	GLASS	GLASS TO MATCH EXISTING.
4	ROOFING	ROOFING TO MATCH EXISTING.
5	LANDSCAPE	LANDSCAPE TO MATCH EXISTING.
6	PAVING	PAVING TO MATCH EXISTING.
7	WALLS	WALLS TO MATCH EXISTING.
8	CEILING	CEILING TO MATCH EXISTING.
9	FLOORING	FLOORING TO MATCH EXISTING.
10	MECHANICAL	MECHANICAL TO MATCH EXISTING.

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

A502

- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact With Mitigation. With the exception of windows, the Project does not propose any significant sources of glare. The use of standard windows in the proposed four-story office building would not result in significant glare impacts. Substantial portions of the overall Project site are currently predominantly impacted by light and glare from the adjacent Fig Garden Shopping and Financial Centers and associated lighting sources. The majority of the Project site is currently vacant and the only sources of night time light are street lamps and security lighting.

The proposed Project would require night lighting on the outside of the building and within the parking areas for security purposes. Additional night lighting sources on the Project site, especially any unshielded light, could result in spillover light that could impact surrounding adjacent residential uses. This would create new sources of light that could potentially have a significant impact on nighttime light levels in the area. During the entitlement process, staff will ensure that lights are located in areas that will minimize light sources to the neighboring properties. Further, Mitigation Measures (MM) AES-1 through MM AES-3 from the General Plan MEIR require lighting systems to be shielded to direct light to ground surfaces and orient light away from adjacent properties. In addition, MM AES – 5 requires use of non-reflective building materials to reduce glare impacts. As a result, the Project will have a less than significant impact on aesthetics.

In addition, a condition of approval will require that lighting, where provided for security and to illuminate parking area and public streets, shall be hooded and so arranged and controlled so as not to cause a nuisance either to traffic or to the living environment. The amount of light shall be provided according to the standards of the Department of Public Works. As a result, the Project will have a less than significant impact on aesthetics.

Mitigation Measures: General Plan MEIR Mitigation Measures AES – 1, AES – 2, AES – 3 and AES – 5. See attached MEIR Mitigation Measure Monitoring Checklist.

In conclusion, with MEIR mitigation measures, the Project will not result in any aesthetic impacts beyond those analyzed in MEIR SCH No. 2012111015 prepared for the Fresno General Plan.

II. AGRICULTURE AND FOREST RESOURCES

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?
- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 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))?
- d. Result in the loss of forest land or conversion of forest land to non-forest use?
- 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 or conversion of forest land to non-forest use?

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
☐	☐	☐	☒
☐	☐	☐	☒
☐	☐	☐	☒
☐	☐	☐	☒
☐	☐	☐	☒

AFFECTED ENVIRONMENT

Fresno is located in Fresno County, which is a nationally-leading agricultural producer. The City's General Plan contains several policies intended to protect agricultural resources. The Project site, however, does not contain any agricultural resource and therefore, the City's policies are not applicable. There are no agricultural resources near the site or in the surrounding area.

RESPONSES

- 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?
- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 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))?
- d. Result in the loss of forest land or conversion of forest land to non-forest use?
- 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 or conversion of forest land to non-forest use?

No Impact. There are no agricultural resources or forest lands present on the Project site, which consists of "Urban and Built-Up Land" as designated in the 2014 Rural Mapping Edition: Fresno County Important Farmland Map of the California Department of Conservation. Urban and Built-Up Land is not afforded protection under CEQA as it typically consists of land that is not suitable for agricultural uses. Since the majority of the site is developed, there are no existing agricultural uses or operations within the Project boundaries, nor in the immediate vicinity. The proposed Project would not convert prime farmland, conflict with an existing agricultural use, or result in the conversion of existing farmland. Additionally, no Williamson Act contracted lands would be impacted due to the Project.

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.

Mitigation Measures: None are required.

In conclusion, the Project will not result in any agriculture or forestry impacts beyond those analyzed in MEIR SCH No. 2012111015 prepared for the Fresno General Plan.

III. AIR QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors or adversely affecting a substantial number of people)?	☐	☐	☒	☐

AFFECTED ENVIRONMENT

The climate of the City of Fresno and the San Joaquin Valley is characterized by long, hot summers and stagnant, foggy winters. Precipitation is low and temperature inversions are common. These characteristics are conducive to the formation and retention of air pollutants and are in part influenced by the surrounding mountains which intercept precipitation and act as a barrier to the passage of cold air and air pollutants.

The proposed Project lies within the San Joaquin Valley Air Basin, which is managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD or Air District). National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) have been established for the following criteria pollutants: carbon monoxide (CO), ozone (O₃), sulfur dioxide (SO₂), nitrogen dioxide (NO₂), particulate matter (PM₁₀ and PM_{2.5}), and lead (Pb). The CAAQS also set standards for sulfates, hydrogen sulfide, and visibility.

Air quality plans or attainment plans are used to bring the applicable air basin into attainment with all state and federal ambient air quality standards designed to protect the health and safety of residents within that air basin. Areas are classified under the Federal Clean Air Act as either “attainment”, “non-

attainment”, or “extreme non-attainment” areas for each criteria pollutant based on whether the NAAQS have been achieved or not. Attainment relative to the State standards is determined by the California Air Resources Board (CARB). The San Joaquin Valley is designated as a State and Federal extreme non-attainment area for O₃, a State and Federal non-attainment area for PM_{2.5}, a State non-attainment area for PM₁₀, and Federal and State attainment area for CO, SO₂, NO₂, and Pb.

Standards and attainment status for listed pollutants in the Air District can be found in Table 1. Note that both state and federal standards are presented.

Table 1
Standards and Attainment Status for Listed Pollutants in the Air District

	Federal Standard	California Standard
Ozone	0.075 ppm (8-hr avg)	0.07 ppm (8-hr avg) 0.09 ppm (1-hr avg)
Carbon Monoxide	9.0 ppm (8-hr avg) 35.0 ppm (1-hr avg)	9.0 ppm (8-hr avg) 20.0 ppm (1-hr avg)
Nitrogen Dioxide	0.053 ppm (annual avg)	0.30 ppm (annual avg) 0.18 ppm (1-hr avg)
Sulfur Dioxide	0.03 ppm (annual avg) 0.14 ppm (24-hr avg) 0.5 ppm (3-hr avg)	0.04 ppm (24-hr avg) 0.25 ppm (1hr avg)
Lead	1.5 µg/m ³ (calendar quarter) 0.15 µg/m ³ (rolling 3-month avg)	1.5 µg/m ³ (30-day avg)
Particulate Matter (PM ₁₀)	150 µg/m ³ (24-hr avg)	20 µg/m ³ (annual avg) 50 µg/m ³ (24-hr avg)
Particulate Matter (PM _{2.5})	15 µg/m ³ (annual avg)	35 µg/m ³ (24-hr avg) 12 µg/m ³ (annual avg)

µg/m³ = micrograms per cubic meter

Additional State regulations include:

CARB Portable Equipment Registration Program – This program was designed to allow owners and operators of portable engines and other common construction or farming equipment to register their equipment under a statewide program so they may operate it statewide without the need to obtain a permit from the local air district.

U.S. EPA/CARB Off-Road Mobile Sources Emission Reduction Program – The California Clean Air Act (CCAA) requires CARB to achieve a maximum degree of emissions reductions from off-road mobile sources to attain State Ambient Air Quality Standards (SAAQS); off- road mobile sources include most construction equipment. Tier 1 standards for large compression-ignition engines used in off-road mobile sources went into effect in California in 1996. These standards, along with ongoing rulemaking, address emissions of nitrogen oxides (NO_x) and toxic particulate matter from diesel engines. CARB is currently developing a control measure to reduce diesel PM and NO_x emissions from existing off-road diesel equipment throughout the state.

California Global Warming Solutions Act – Established in 2006, Assembly Bill 32 (AB 32) requires that California's GHG emissions be reduced to 1990 levels by the year 2020. This will be implemented through a statewide cap on GHG emissions, which will be phased in beginning in 2012. AB 32 requires CARB to develop regulations and a mandatory reporting system to monitor global warming emissions levels.

The Master Environmental Impact Report (MEIR) prepared for the Fresno General Plan and Policy RC-4-c of the Fresno General Plan require that computer models used by the SJVAPCD be used to analyze development projects and estimate future air pollutant emissions that can be expected to be generated from operational emissions (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 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.

CalEEMod Version 2016.3.2, was used to estimate construction and operational (vehicle trips) emissions resulting from both phases of the proposed Project.

RESPONSES

- a. Conflict with or obstruct implementation of the applicable air quality plan?
- b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- c. Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The proposed Project lies within the San Joaquin Valley Air Basin (SJVAB). At the Federal level, the SJVAB is designated as extreme nonattainment for the 8-hour ozone standard, attainment for PM₁₀ and CO, and nonattainment for PM_{2.5}. At the State level, the SJVAB is designated as nonattainment for the 8-hour ozone, PM₁₀, and PM_{2.5} standards. Although the Federal 1-hour ozone standard was revoked in 2005, areas must still attain this standard, and the SJVAPCD recently requested an EPA finding that the SJVAB has attained the standard based on 2011-2013 data¹. To meet Federal Clean Air Act (CAA) requirements, the SJVAPCD has multiple air quality attainment plan (AQAP) documents, including:

- Extreme Ozone Attainment Demonstration Plan (EOADP) for attainment of the 1-hour ozone standard (2004);
- 2007 Ozone Plan for attainment of the 8-hour ozone standard;
- 2007 PM₁₀ Maintenance Plan and Request for Redesignation; and
- 2008 PM_{2.5} Plan.

Because of the region's non-attainment status for ozone, PM_{2.5}, and PM₁₀, if the Project-generated emissions of either of the ozone precursor pollutants (ROG or NO_x), PM₁₀, or PM_{2.5} were to exceed the SJVAPCD's significance thresholds, then the project uses would be considered to conflict with the attainment plans. In addition, if the project uses were to result in a change in land use and corresponding increases in vehicle miles traveled, they may result in an increase in vehicle miles traveled that is unaccounted for in regional emissions inventories contained in regional air quality control plans.

The annual significance thresholds to be used for the Project for construction and operational emissions are as follows²:

- 10 tons per year ROG;
- 10 tons per year NO_x;
- 15 tons per year PM₁₀; and
- 15 tons per year PM_{2.5}.

The Project will result in both construction emissions and operational emissions as described below.

Short-Term (Construction) Emissions

¹ San Joaquin Valley Air Pollution Control District. Guide to Assessing and Mitigating Air Quality Impacts. March 19, 2015. Page 28. http://www.valleyair.org/transportation/GAMAQI_3-19-15.pdf. Accessed January 2016.

² San Joaquin Valley Air Control District – Air Quality Threshold of Significance – Criteria Pollutants. <http://www.valleyair.org/transportation/0714-GAMAQI-Criteria-Pollutant-Thresholds-of-Significance.pdf>. Accessed January 2019.

Site preparation and Project construction would involve demolition of paving/asphalt, excavation, grading, hauling, and various activities needed to construct the Project. During construction, the Project could generate pollutants such as hydrocarbons, oxides of nitrogen, carbon monoxide, and suspended PM. A major source of PM would be windblown dust generated during construction activities. Sources of fugitive dust would include disturbed soils at the construction site and trucks carrying uncovered loads of soils. Vehicles leaving the site could deposit dirt and mud on local streets, which could be an additional source of airborne dust after it dries. PM₁₀ emissions would vary from day to day, depending on the nature and magnitude of construction activity and local weather conditions. PM₁₀ emissions would depend on soil moisture, the silt content of soil, wind speed, and the amount of operating equipment. Larger dust particles would settle near the source, while fine particles would be dispersed over greater distances from the construction site. These emissions would be temporary and limited to the immediate area surrounding the construction site.

Operational Emissions

Operational emissions would primarily be generated from vehicles traveling to and from the office building. According to the Trip Generation Analysis prepared for the Project, the office building will generate approximately 993 trips per day. There are no substantial stationary emission generators associated with the Project.

Total Project Emissions

The estimated annual construction and operational emissions are shown below. The California Emissions Estimator (CalEEMod), Version 2016.3.2, was used to estimate construction and operational (vehicle trips) emissions resulting from both phases of the proposed Project. The modeling is based on the square footage of the office building, construction activities, and Project trip generation (see traffic section of this document for Project trip generation information). Modeling results are provided in Table 2 and the CalEEMod output files are provided in Appendix A.

Table 2
Proposed Project Construction and Operation Emissions

	VOC (ROG) (tons/year)	NO_x (tons/year)	PM₁₀ (tons/year)	PM_{2.5} (tons/year)
Years 2019/2020 Construction (combined)	0.8419	1.8806	0.2139	0.1404
Year 2020 Operation	2.4214	7.7201	0.6848	0.3271
Total Estimated Emissions	3.2633	9.6007	0.8987	0.4675
Threshold of Significance	10	10	15	15
Significant?	No	No	No	No

Source: CalEEMod results (Appendix A). Crawford & Bowen Planning (2019)

As demonstrated in Table 2, estimated construction and operational emissions would not exceed the SJVAPCD's significance thresholds for ROG, NO_x, PM₁₀, and PM_{2.5}. As a result, the Project uses would not conflict with emissions inventories contained in regional air quality attainment plans, and would not result in a significant contribution to the region's air quality non-attainment status³.

Localized high levels of CO are associated with traffic congestion and idling or slow-moving vehicles. The SJVAPCD provides screening criteria to determine when to quantify local CO concentrations based on impacts to the level of service (LOS) of roadways in the Project vicinity.

As further discussed in the Transportation/Traffic checklist evaluation, the Project would not generate substantial traffic (less than 1,000 trips per day) that would reduce the level of service on local roadways. Therefore, the Project would not significantly contribute to an exceedance that would exceed state or federal CO standards. Additionally, as the estimated construction and operational emissions are below SJVAPCD thresholds, any cumulative considerable increase in criteria pollutants would be less than significant.

As described above, 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.

Mitigation Measures: None are required.

e. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

Less Than Significant Impact. During construction, the various diesel powered vehicles and equipment in use on-site could create localized odors. These odors would be temporary and are not likely to be noticeable for extended periods of time beyond the Project site. In addition, once the Project is operational, there would be no source of odors from the Project. Therefore, the impact is *less than significant*.

³ San Joaquin Valley Air Pollution Control District. Guide to Assessing and Mitigating Air Quality Impacts. March 19, 2015. Page 65. http://www.valleyair.org/transportation/GAMAQI_3-19-15.pdf. Accessed January 2019.

Mitigation Measures: None are required.

In conclusion, the Project will not result in any air quality impacts beyond those analyzed in MEIR SCH No. 2012111015 prepared for the Fresno General Plan.

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?
- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 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?

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
☐	☒	☐	☐
☐	☐	☐	☒
☐	☐	☐	☒
☐	☐	☐	☒

IV. BIOLOGICAL RESOURCES

Would the project:

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact

☐	☐	☒	☐

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?

☐	☐	☐	☒

AFFECTED ENVIRONMENT

The proposed Project site is located in a portion of the central San Joaquin Valley that has, for decades, experienced intensive agricultural and urban disturbances. Like most of California, Fresno and the Central San Joaquin Valley experiences a Mediterranean climate. Warm dry summers are followed by cool moist winters. Summer temperatures usually exceed 90 degrees Fahrenheit, and the relative humidity is generally very low. Winter temperatures rarely raise much above 70 degrees Fahrenheit, with daytime highs often below 60 degrees Fahrenheit. Annual precipitation within the proposed Project site is about 10 inches, almost 85% of which falls between the months of October and March. Nearly all precipitation falls in the form of rain and storm-water readily infiltrates the soils of the surrounding the sites.

Native plant and animal species once abundant in the region have become locally extirpated or have experienced large reductions in their populations due to conversion of upland, riparian, and aquatic habitats to agricultural and urban uses. Remaining native habitats are particularly valuable to native wildlife species including special status species that still persist in the region.

Over the years, the Fresno area has been substantially disturbed by agricultural and residential activities, with lands within the City itself having primarily been converted to urban development.

The Project area is level (nearly flat) and has two predominate habitat types: landscape and ruderal.

The potential ground-disturbance areas associated with the Project consist of asphalt paved parking areas, a vacant dirt lot void of vegetation, and some landscaping/trees. The site is completely surrounded by intense urban development.

RESPONSES

- 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?

Less Than Significant Impact With Mitigation. The Project area and vicinity consist of developed land uses. Existing development has altered the natural landscape by introducing non-native plant species and removing potentially suitable natural habitat for sensitive plant or animal species within the Project area. The vegetation found within and along the Project area consists of ornamental non-native species that provide little or no biological importance and value.

The California Natural Diversity Database (CNDDDB) was examined to determine if any species identified as a candidate, sensitive, or special status species were located in or near the Proposed Project Area. The CNDDDB did not identify any species within the Proposed Project area or site. There are no reported records of special status species (which included both listed species and species of concern or of statewide importance).

However, both raptors and migratory birds and their nests are protected under the Migratory Bird Treaty Act 16 U.S.C. §§ 703–712 (MBTA). The proposed Project will likely require removal of some trees to accommodate the Project. Tree removal could remove an active nest at the time of Project commencement or construction near an active nest could result in nest abandonment. Species with some likelihood to occur (at least for foraging) at the Project site include, but are not limited to, the following: red-tailed hawk (*Buteo jamaicensis*), sharp-shinned hawk (*Accipiter striatus*), Cooper's hawk (*Accipiter cooperii*), and American kestrel (*Falco sparverius*). While the life histories of these species vary, overlapping nesting and foraging similarities allow for their concurrent discussion. Impacts to nesting birds is potentially significant; however, implementation of Mitigation Measure BIO-4 from the General Plan MEIR would reduce this impact to a *less-than-significant* level. This mitigation measure consists of preconstruction surveys and timing of construction in relation to potential nesting birds in the Project area.

Mitigation Measures: General Plan MEIR Mitigation Measure BIO – 4. See attached MEIR Mitigation Measure Monitoring Checklist.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. The Proposed Project site is located in an urban area that is surrounded by commercial and residential land uses. The site is not located within an established fish or wildlife migratory corridor. Therefore, *no impacts* to 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 would occur as a result of this Project.

Mitigation Measures: None are required.

- c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The United States Army Corps of Engineers (USACE) regulates the dredge and fill of “Waters of the U.S.” through Section 404 of the Clean Water Act (CWA). This proposed Project site and area are urbanized and does not contain federally protected waters or wetlands. Therefore, no impacts would occur 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 as a result of this Proposed Project. As such, there would be *no impacts* associated with the proposed improvements.

Mitigation Measures: None are required.

- 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?

No Impact. The Proposed Project site is located in an urban area that is surrounded by commercial and residential land uses. The site is not located within an established fish or wildlife migratory corridor. Therefore, *no impacts* to 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 would occur as a result of this Project.

Mitigation Measures: None are required.

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant. The City's General Plan Parks, Open Space and Schools Element contains several objectives and policies pertaining to the protection of biological resources. Most of the policies pertain to general long-term protection and preservation of biological resources including providing buffers for natural areas, implementing habitat restoration where applicable, protection/enhancement of the San Joaquin River area, and other similar policies. Since the Project is located in a highly disturbed urban area with minimal biological resources and does not include significant impacts to protected plant or animal species, the Project does not conflict with any adopted policies pertaining to biological resources. The Project is also required to implement Municipal Code Chapter 13 Article 3 – Street Trees and Parkways pertaining to tree removal and replacement. Therefore, there is a *less than significant impact*.

Mitigation Measures: None are required.

- 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?

No Impact. The Project site is not subject to any adopted habitat conservation plan, natural community conservation plan or other conservation plan, as there are no adopted plans. Therefore, there is *no impact*.

Mitigation Measures: None are required.

In conclusion, with MEIR mitigation measures included, the Project will not result in any biological impacts beyond those analyzed in MEIR SCH No. 2012111015 prepared for the Fresno General Plan.

V. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

AFFECTED ENVIRONMENT

Archaeological resources are places where human activity has measurably altered the earth or left deposits of physical remains. Archaeological resources may be either prehistoric (before the introduction of writing in a particular area) or historic (after the introduction of writing). The majority of such places in this region are associated with either Native American or Euroamerican occupation of the area. The most frequently encountered prehistoric and early historic Native American archaeological sites are village settlements with residential areas and sometimes cemeteries; temporary camps where food and raw materials were collected; smaller, briefly occupied sites where tools were manufactured or repaired; and special-use areas like caves, rock shelters, and sites of rock art. Historic archaeological sites may include foundations or features such as privies, corrals, and trash dumps.

The City of Fresno lies at the intersection of where ethnographers generally recognize three cultural-geographical divisions of Yokuts: Foothills, Northern Valley, and Southern Valley. The Foothill Yokuts included about 15 named tribes, representing the eastern third of the 40 to 50 recorded Yokuts tribes. The immediate Project vicinity consists of intense urban uses.

The Project site has been subject to several environmental evaluations for a variety of proposed land uses including residential and commercial. As such, previous cultural resource evaluations have taken place for the Project site. The most recent study was a Cultural Resources Literature and Field Review prepared by Basin Research Associates, Inc. (January 2010) and a Historical Evaluation for the property at 507 W.

San Jose Avenue (Johnson Architecture, January 2010). Since cultural resources tend to be stationary, it can be reasonably assumed that the cultural evaluation that occurred in 2010 is still applicable, since the site remains undeveloped.

The prehistoric and historic site records and literature search was completed by the California Historical Resources Information System, Southern San Joaquin Valley Information Center (CHRIS/SSJVIC), California State University Bakersfield (File RS# 09-427, November 20, 2009). Specialized listings for cultural resources consulted by the SSJVIC include the Historic Properties Directory for Fresno County with the most recent updates of the National Register of Historic Places, California Historical Landmarks, and California Points of Historical Interest as well as other evaluations of properties reviewed by the State of California Office of Historic Preservation. Other sources consulted by the SSJVIC include California Inventory of Historic Resources, California Points of Historical Interest, and California Register. In addition, The California History Plan and Five Views: An Ethnic Sites Survey for California, Historic Properties Directory and available local and regional surveys/inventories/historic maps were consulted.

The records search found no recorded cultural resources (including archaeological sites and architectural properties) located within or adjacent to the proposed Project or within 0.25 miles. This review included cultural resources listed in the National Register of Historic Places, California Register of Historical Resources, California State Landmarks, and the California Points of Historical Interest. None of the archaeological compliance reports on file at the CHRIS/SSJVIC include the Project. The review of the Sacred Lands Inventory by the Native American Heritage Commission (NAHC) was negative (Dave Singleton, NAHC, November 2009).

No additional archaeological or historic resources were identified within or near the Project site.

RESPONSES

- a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

No Impact. As discussed above, no historic resources were identified within or near the Project site. Therefore, there is *no impact*.

Mitigation Measures: None are required.

- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

c. Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact With Mitigation. The Project area is highly disturbed, consisting of office buildings, parking lots and residential housing. There are no known or visible cultural or archaeological resources, paleontological resources, or human remains that exist on the surface of the Project area. Therefore, it is determined that the Project has low potential to impact any sensitive resources and no further cultural resources work is required unless Project plans change to include work not currently identified in the Project description.

Although no cultural or archaeological resources, paleontological resources or human remains have been identified in the Project area, the possibility exists that such resources or remains may be discovered during Project site preparation, excavation and/or grading activities. The General Plan MEIR contains mitigation measures CUL – 1 and CUL – 4 pertaining to protection of cultural resources if they are discovered during construction and will be implemented to ensure that Project will result in *less than significant impacts with mitigation*.

Mitigation Measures: General Plan MEIR Mitigation Measures CUL – 1 and CUL - 2. See attached MEIR Mitigation Measure Monitoring Checklist.

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

VI. ENERGY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

AFFECTED ENVIRONMENT

California’s total energy consumption is second-highest in the nation, but, in 2016, the state’s per capita energy consumption ranked 48th, due in part to its mild climate and its energy efficiency programs. In 2017, California ranked second in the nation in conventional hydroelectric generation and first as a producer of electricity from solar, geothermal, and biomass resources while also in 2017, solar PV and solar thermal installations provided about 16% of California’s net electricity generation.⁴

Energy usage is typically quantified using the British thermal unit (BTU). As a point of reference, the approximately amounts of energy contained in common energy sources are as follows:

Energy Source	BTUs ⁵
Gasoline	120,429 per gallon
Natural Gas	1,037 per cubic foot
Electricity	3,412 per kilowatt-hour

⁴ U.S. Energy Information Administration. Independent Statistics and Analysis. California Profile Overview. <https://www.eia.gov/state/?sid=CA#tabs-1>. Accessed January 2019.

⁵ U.S. Energy Information Administration. Energy Units and Calculators Explained. https://www.eia.gov/energyexplained/index.php?page=about_energy_units. Accessed January 2019.

California electrical consumption in 2016 was 7,830.8 trillion BTU⁶, as provided in Table 3, while total electrical consumption by Fresno County in 2017 was 25.457 trillion BTU.⁷

Table 3 – 2016 California Energy Consumption⁸

End User	BTU of energy consumed (in trillions)	Percentage of total consumption
Residential	1,384.4	17.7
Commercial	1,477.2	18.9
Industrial	1,854.3	23.7
Transportation	3,114.9	39.8
Total	7,830.8	--

The California Department of Transportation (Caltrans) reports that approximately 25.1 million automobiles, 5.7 million trucks, and 889,024 motorcycles were registered in the state in 2017, resulting in a total estimated 339.8 billion vehicles miles traveled (VMT).⁹ Within Fresno County, an estimated 8.2 million vehicle miles were traveled in 2017 for an average of 22,556 per day.¹⁰

Applicable Regulations

California Energy Code (Title 24, Part 6, Building Energy Efficiency Standards)

California Code of Regulations Title 24, Part 6 comprises the California Energy Code, which was adopted to ensure that building construction, system design and installation achieve energy efficiency. The California Energy Code was first established in 1978 by the CEC in response to a legislative mandate to reduce California's energy consumption, and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. The standards are updated periodically to increase the baseline energy efficiency requirements. The 2013 Building Energy Efficiency Standards focus on several key areas to improve the energy efficiency of newly constructed buildings and additions and alterations to existing buildings and include requirements to enable both demand reductions during critical peak periods and future solar electric and thermal system installations. Although it was not originally intended to reduce greenhouse gas (GHG) emissions, electricity production

⁶ U.S. Energy Information Administration. Independent Statistics and Analysis. California Profile Overview. <https://www.eia.gov/state/?sid=CA#tabs-1>. Accessed January 2019.

⁷ California Energy Commission. Electricity Consumption by County. <http://ecdms.energy.ca.gov/elecbycounty.aspx>. Accessed January 2019.

⁸ U.S. Energy Information Administration. Independent Statistics and Analysis. California Profile Overview. <https://www.eia.gov/state/?sid=CA#tabs-1>. Accessed January 2019.

⁹ Caltrans. 2017. California Transportation Quick Facts. <http://www.dot.ca.gov/drsi/library/qf/qf2017.pdf>. Accessed January 2019

¹⁰ Caltrans. 2017. Fresno County Transportation Quick Facts. <http://www.dot.ca.gov/drsi/library/qfco/fre/fre2017.pdf>. Accessed January 2019.

by fossil fuels results in GHG emissions and energy efficient buildings require less electricity. Therefore, increased energy efficiency results in decreased GHG emissions.

California Green Building Standards Code (Title 24, Part II, CALGreen)

The California Building Standards Commission adopted the California Green Buildings Standards Code (CALGreen in Part 11 of the Title 24 Building Standards Code) for all new construction statewide on July 17, 2008. Originally a volunteer measure, the code became mandatory in 2010. The most recent update was 2016. CALGreen sets targets for energy efficiency, water consumption, dual plumbing systems for potable and recyclable water, diversion of construction waste from landfills, and use of environmentally sensitive materials in construction and design, including eco-friendly flooring, carpeting, paint, coatings, thermal insulation, and acoustical wall and ceiling panels. The 2016 CALGreen Code includes mandatory measures for non-residential development related to site development; water use; weather resistance and moisture management; construction waste reduction, disposal, and recycling; building maintenance and operation; pollutant control; indoor air quality; environmental comfort; and outdoor air quality. Mandatory measures for residential development pertain to green building; planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; environmental quality; and installer and special inspector qualifications.

Clean Energy and Pollution Reduction Act (SB 350)

The Clean Energy and Pollution Reduction Act (SB 350) was passed by California Governor Brown on October 7, 2015, and establishes new clean energy, clean air, and greenhouse gas reduction goals for the year 2030 and beyond. SB 350 establishes a greenhouse gas reduction target of 40 percent below 1990 levels for the State of California, further enhancing the ability for the state to meet the goal of reducing greenhouse gas emissions by 80 percent below 1990 levels by the year 2050.

Renewable Portfolio Standard (SB 1078 and SB 107)

Established in 2002 under SB 1078, the state's Renewables Portfolio Standard (RPS) was amended under SB 107 to require accelerated energy reduction goals by requiring that by the year 2010, 20 percent of electricity sales in the state be served by renewable energy resources. In years following its adoption, Executive Order S-14-08 was signed, requiring electricity retail sellers to provide 33 percent of their service loads with renewable energy by the year 2020. In 2011, SB X1-2 was signed, aligning the RPS target with the 33 percent requirement by the year 2020. This new RPS applied to all state electricity retailers, including publicly owned utilities, investor-owned utilities, electrical service providers, and community choice aggregators. All entities included under the RPS were required to adopt the RPS 20 percent by year 2020 reduction goal by the end of 2013, adopt a reduction goal of 25 percent by the end of 2016, and meet the 33 percent reduction goal by the end of 2020. In addition, the Air Resources Board,

under Executive Order S-21-09, was required to adopt regulations consistent with these 33 percent renewable energy targets.

RESPONSES

- a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The proposed Project includes constructing an office complex on a 1.08-acre vacant lot and constructing a parking lot on a 2.35-acre lot that previously housed a 44-unit apartment structure (since demolished). The Project would introduce energy usage on a site that is currently demanding minimal energy. By comparison, at buildout, the Project would consume large amounts of energy in both the short-term during Project construction and in the long-term during Project operation.

During construction, the Project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. Title 24 Building Energy Efficiency Standards provide guidance on construction techniques to maximize energy conservation and it is expected that contractors and owners have a strong financial incentive to use recycled materials and products originating from nearby sources in order to reduce materials costs. As such, it is anticipated that materials used in construction and construction vehicle fuel energy would not involve the wasteful, inefficient, or unnecessary consumption of energy.

Operational Project energy consumption would occur for multiple purposes, including but not limited to, building heating and cooling, refrigeration, lighting, electronics, and office equipment. Operational energy would also be consumed during each vehicle trip associated with the proposed use. CalEEMod was utilized to generate the estimated energy demand of the proposed Project, and the results are provided in Table 4 and in Appendix A.

Table 4 – Annual Project Energy Consumption by Land Use			
Land Use	Electricity Use in kWh/year	Natural Gas Use in kBTU/year	Annual Energy Consumption (in Million BTU)
Office Park	1,049,400	2,050,200	5,630.9
Parking Lot	46,060	0	157.2
Total	1,095,460	2,050,200	5,788.1

The proposed Project would be required to comply with Title 24 Building Energy Efficiency Standards, which provide 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 Title 24 standards significantly increases energy savings, and it is generally assumed that compliance with Title 24 ensures projects will not result in the inefficient, wasteful, or unnecessary consumption of energy.

As discussed in Impact XVII – Transportation/Traffic, the proposed Project would generate approximately 993 daily vehicle trips. The length of these trips and the individual vehicle fuel efficiencies are not known; therefore, the resulting energy consumption cannot be accurately calculated. However, it can be assumed that such a volume of vehicle trips would consume a generous amount of fuel. Adopted federal vehicle fuel standards have continually improved since their original adoption in 1975 and assists in avoiding the inefficient, wasteful, and unnecessary use of energy by vehicles. Additionally, the proposed Project will be located in a major shopping area that is surrounded by residential land uses. A high-frequency bus line is within ¼ mile of the proposed Project and the site will be developed with pedestrian accessibility in mind, which will reduce VMT, thereby further reducing the amount of energy consumed by the proposed Project.

As discussed previously, the proposed Project would be required to implement and be consistent with existing energy design standards at the local and state level. The Project would be subject to energy conservation requirements in the California Energy Code and CALGreen. Adherence to state code requirements would ensure that the Project would not result in wasteful and inefficient use of non-renewable resources due to building operation.

Therefore, any impacts are *less than significant*.

Mitigation Measures: None are required.

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:
 - 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.
 - ii. Strong seismic ground shaking?
 - iii. Seismic-related ground failure, including liquefaction?
 - iv. Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- 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?
- d. Be located on expansive soil, as defined in Table 18-1-B of the most recently

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
☐	☐	☒	☐
☐	☐	☒	☐
☐	☐	☐	☒
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐

VII. GEOLOGY AND SOILS

Would the project:

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact

adopted Uniform Building Code
creating substantial direct or indirect
risks to life or property?

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?

☐	☐	☐	☒

f. Directly or indirectly destroy a unique
paleontological resource or site or
unique geologic feature?

☐	☐	☒	☐

AFFECTED ENVIRONMENT

The Project site is located within the San Joaquin Valley structural basin, bounded to the east by the Sierra Nevada Mountain Range and to the west by the Coastal Ranges. The Project area is located on the high alluvial fan of the San Joaquin River. The site is relatively flat at an elevation of 320 feet above mean sea level in an area of intense urban uses. The Project site is mapped as containing soils classified as San Joaquin Sandy Loam, shallow, 0-3 percent slopes (Natural Resources Conservation Service, US Department of Agriculture, Soil Survey Geographic Database).

RESPONSES

a-i. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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.

- a-ii. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?
- a-iii. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?
- a-iv. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Less Than Significant Impact. The proposed Project site is not located in an earthquake fault zone as delineated by the 1972 Alquist-Priolo Earthquake Fault Zoning Map Act. The nearest known potentially active fault is the Clovis Fault, located about nine miles east of the site. No active faults have been mapped within the Project boundaries, so there is no potential for fault rupture. It is anticipated that the proposed Project site would be subject to some ground acceleration and ground shaking associated with seismic activity during its design life. The Project site would be engineered and constructed in strict accordance with the earthquake resistant design requirements contained in the latest edition of the California Building Code (CBC) for seismic zone III, as well as Title 24 of the California Administrative Code, and therefore would avoid potential seismically induced hazards on planned structures. The impact of seismic hazards on the Project would be *less than significant*.

Mitigation Measures: None are required.

- b. Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact With Mitigation. Construction activities associated with the Project involves excavation of existing asphalt pavement and concrete as well as ground preparation work for the new office building and parking areas. These activities could expose barren soils to sources of wind or water, resulting in the potential for erosion and sedimentation on and off the Project site. During construction, nuisance flow caused by minor rain could flow off-site. The City and/or contractor would be required to employ appropriate sediment and erosion control BMPs as part of a Stormwater Pollution Prevention Plan (SWPPP) that would be required in the California National Pollution Discharge Elimination System (NPDES). In addition, soil erosion and loss of topsoil would be minimized through implementation of the SVJAPCD fugitive dust control measures (See Section III). Once construction is complete, the Project would not result in soil erosion or loss of topsoil. Mitigation Measure GEO – 1 (requirement to prepare a SWPPP) will ensure that impacts remain *less than significant*.

Mitigation Measures: Project-specific Mitigation Measures GEO – 1. See attached Project-specific Mitigation Measure Monitoring Checklist.

- 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?
- d. Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property?

Less Than Significant Impact With Mitigation. See Section VIa. above. The site is not at significant risk from earthquakes, ground shaking, liquefaction, or landslide and is otherwise considered geologically stable. Subsidence is typically related to over-extraction of groundwater from certain types of geologic formations where the water is partly responsible for supporting the ground surface. However, the site may be subject to soil hazards including existing fills and settlement potential that could adversely impact proposed structures. Mitigation Measure GEO – 2 (requirement for a design level geotechnical analysis) will reduce impacts to a *less than significant* level.

Mitigation Measures: Project-specific Mitigation Measures GEO – 2. See attached Project-specific Mitigation Measure Monitoring Checklist.

- 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?

No Impact. The Project does not include the construction, replacement, or disturbance of septic tanks or alternative wastewater disposal systems. The Project will be required to tie into existing sewer services (See Utilities section for more details). Therefore, there is *no impact*.

Mitigation Measures: None are required.

- f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. As identified in the previous cultural studies performed for the Project site, there are no known paleontological resources on or near the site. (See Section V. for more details). Mitigation measures have been added that will protect unknown (buried) resources during construction, including paleontological resources. In addition, the site is substantially developed

with the remainder a dirt lot that has been graded. There are no unique geological features on site or in the area. Therefore, there is a *less than significant impact*.

Mitigation Measures: None are required.

In conclusion, with Project-specific mitigation measures incorporated, the Project will not result in any geological impacts beyond those analyzed in MEIR SCH No. 2012111015.

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?
- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
☐	☐	☒	☐
☐	☐	☒	☐

AFFECTED ENVIRONMENT

Various gases in the earth’s atmosphere play an important role in moderating the earth’s surface temperature. Solar radiation enters earth’s atmosphere from space and a portion of the radiation is absorbed by the earth’s surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. GHGs are transparent to solar radiation, but are effective in absorbing infrared radiation. Consequently, radiation that would otherwise escape back into space is retained, resulting in a warming of the earth’s atmosphere. This phenomenon is known as the greenhouse effect. Scientific research to date indicates that some of the observed climate change is a result of increased GHG emissions associated with human activity. Among the GHGs contributing to the greenhouse effect are water vapor, carbon dioxide (CO₂), methane (CH₄), ozone, Nitrous Oxide (NO_x), and chlorofluorocarbons. Human-caused emissions of these GHGs in excess of natural ambient concentrations are considered responsible for enhancing the greenhouse effect. GHG emissions contributing to global climate change are attributable, in large part, to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors.

In California, the transportation sector is the largest emitter of GHGs, followed by electricity generation. Global climate change is, indeed, a global issue. GHGs are global pollutants, unlike criteria pollutants and TACs (which are pollutants of regional and/or local concern). Global climate change, if it occurs, could potentially affect water resources in California. Rising temperatures could be anticipated to result in sea-level rise (as polar ice caps melt) and possibly change the timing and amount of precipitation, which could alter water quality. According to some, climate change could result in more extreme weather patterns; both heavier precipitation that could lead to flooding, as well as more extended drought

periods. There is uncertainty regarding the timing, magnitude, and nature of the potential changes to water resources as a result of climate change; however, several trends are evident.

Snowpack and snowmelt may also be affected by climate change. Much of California’s precipitation falls as snow in the Sierra Nevada and southern Cascades, and snowpack represents approximately 35 percent of the state’s useable annual water supply. The snowmelt typically occurs from April through July; it provides natural water flow to streams and reservoirs after the annual rainy season has ended. As air temperatures increase due to climate change, the water stored in California’s snowpack could be affected by increasing temperatures resulting in: (1) decreased snowfall, and (2) earlier snowmelt.

RESPONSES

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

Less Than Significant Impact. The U.S. Environmental Protection Agency published a rule for the mandatory reporting of greenhouse gases from sources that in general emit 25,000 metric tons or more of carbon dioxide (CO2) per year. As shown in the CalEEMod results (Appendix A), the Project will produce the following CO2:

Construction (2019)	252.66 MT/yr
Construction (2020)	275.50 MT/yr
<u>Operation (2020)</u>	<u>1,071.07 MT/yr</u>
Combined:	1,599.23 MT/yr

To be conservative, the proposed Project construction and operational CO2 emissions are combined and the Project is estimated to produce 1,599.23 tons per year of CO2. This represents approximately six percent of the reporting threshold.

The City of Fresno prepared a Greenhouse Gas Reduction Plan (Appendix F-2 of the General Plan MEIR) as part of the General Plan Update, which included an emission reduction target for demonstrating consistency with State greenhouse gas reduction targets. The General Plan contains several policies designed to reduce greenhouse gas emissions. Due to its proposed location at the Fig Garden Financial Center, as well as its location on a vacant / underutilized parcel, the Project is consistent with the following policies:

Policy UF-12-b: Activity Centers. Mixed-use designated areas along BRT and/or transit corridors are appropriate for more intensive concentrations of urban uses. Typical uses could include commercial areas; employment centers; schools; compact residential development; religious institutions; parks; and other gathering points where residents may interact, work, and obtain goods and services in the same place.

Policy UF-12-e: Access to Activity Centers. Promote adoption and implementation of standards supporting pedestrian activities and bicycle linkages from surrounding land uses and neighborhoods into Activity Centers and to transit stops. Provide for priority transit routes and facilities to serve the Activity Centers.

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

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

Policy RC-2-a Link Land Use to Transportation. Promote mixed-use, higher density infill development in multi-modal corridors. Support land use patterns that make more efficient use of the transportation system and plan future transportation investments in areas of higher-intensity development. Discourage investment in infrastructure that would not meet these criteria.

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

In addition, the proposed Project will comply with the following City of Fresno GHG Reduction Plan strategies:

- Energy Efficiency in New Buildings: the Project will meet or exceed Title 24 Energy Efficiency Standards.
- Water Conservation: The Project will implement the City of Fresno Water Conservation Program, including implementation of the State's Water Efficient Landscape Ordinance. The California Water Conservation Act mandates a 20 percent reduction in water usage by 2020. The City has a reduction target of per capita water usage in the City's water service area to 230 gpd per capita

(25 percent below the current consumption rate) in 2035. The City will meet the reduction target with measures applicable to new and existing development. Reductions beyond the state mandated 20 percent are possible with the use of building and landscaping water conservation features. The reductions from buildings can be achieved with high efficiency toilets, low-flow faucets, and water-efficient appliances such as dishwashers. Water savings from landscaping would be achieved primarily through the use of drought-tolerant landscaping or xeriscaping.

- Bicycle and Pedestrian Infrastructure: The Project includes a small park within the Fig Garden Financial Center and enhanced pedestrian access to the green space, providing local residents and employees with additional access to open space. The Project also includes pedestrian access to the Fig Garden district from the adjacent residential areas.
- Compact and Infill Development: The Project will make use of an existing underutilized space where similar facilities are located and public transit is available. More intense commercial development increases opportunities for walking, bicycling and transit use for some trips, thereby reducing vehicle trips.

The City's GHG Reduction Plan, Section 6.2.2 – New Discretionary Development requiring a General Plan Amendment (3.) states that projects currently designated for residential or commercial development that increase development densities and intensities and comply with all other relevant General Plan policies and City design standards are considered to have less than significant GHG impacts.

The proposed Project is consistent with the City's General Plan policies pertaining to greenhouse gases, and implements greenhouse gas reduction features included in the City's GHG Reduction Plan. Therefore, the impact is considered *less than significant*.

Construction emissions

Emissions from construction are temporary in nature. The SJVAPCD has implemented a guidance policy for development projects within their jurisdiction. This policy, "Guidance for Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA," approved by the Board on December 17, 2009, does not address temporary GHG emissions from construction, nor does this policy establish numeric thresholds for ongoing GHG emissions. Therefore, construction-generated GHGs are *less than significant*.

Mitigation Measures: None are required.

In conclusion, the Project will not result in any greenhouse gas impacts beyond those analyzed in MEIR SCH No. 2012111015.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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 or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f. Impair implementation of or physically interfere with an adopted emergency	☐	☐	☒	☐

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact

response plan or emergency evacuation plan?

- g. Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?

☐☐☐☒

AFFECTED ENVIRONMENT

Hazardous materials refer generally to hazardous substances that exhibit corrosive, poisonous, flammable, and/or reactive properties and have the potential to harm human health and/or the environment. There are no known hazardous material producing facilities in the vicinity of the Project. The Project is located adjacent to and within the existing Fig Garden Financial Center and is adjacent to residential housing. There are no schools within ¼ mile and the Project site is not within two miles of any airports.

RESPONSES

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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?

Less Than Significant Impact. Construction of the Project would require the use and transport of hazardous materials, including fuels, oils, and other chemicals (e.g., paints, lead, adhesives, etc.) typically used during construction. It is likely that these hazardous materials and vehicles would be stored by the contractor(s) on-site during construction activities. Improper use and transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. However, all materials used during construction would be contained, stored, and handled in compliance with applicable standards and regulations established by the

Department of Toxic Substances Control (DTSC), the U.S. Environmental Protection Agency (EPA) and the Occupational Safety and Health Administration (OSHA). In addition, a Storm Water Pollution Prevention Plan (SWPPP) is required for the Project (see Mitigation Measure GEO – 1) and shall include emergency procedures for incidental hazardous materials releases. The SWPPP also includes Best Management Practices which includes requirements for hazardous materials storage.

The use of hazardous materials would be confined to the Project construction period. The Project itself, once constructed, will not contain, use or produce any hazardous materials.

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. No schools are located within 0.25 mile of the Project site. This condition precludes the possibility of activities associated with the proposed Project exposing schools within a 0.25-mile radius of the Project site to hazardous materials. No impact would occur.

Mitigation Measures: None are required.

- 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?

Less Than Significant Impact. A database search was conducted to identify recorded hazardous materials incidents in the Project area. The search included recorded incidents on the National Priorities List (NPL), State Priority List (SPL), the Superfund Comprehensive Environmental Response Compensation and Liability Information System List (CERLIS), the EPA's emergency response notification system list (ERNS), and other federal, state, and local agency databases. The Project site was not listed in any of the databases searched. See also Response b. Pursuant to Mitigation Measure HAZ – 1, the Project proponent will be required to prepare a Phase 1 Environmental Site Assessment. Therefore, there the impact will be *less than significant*.

Mitigation Measures: None are required.

- 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 or excessive noise for people residing or working in the project area?

Less Than Significant Impact. According to the Fresno County *Airport Land Use Compatibility Plan* (adopted December 2018), the proposed Project site is within the airport land use plan area for the Fresno Yosemite International Airport, which is located approximately 4 miles southeast of the site.

Fresno Yosemite International Airport is owned and operated by the City of Fresno. The Airport is approximately five miles northeast of downtown Fresno. The 2017 – 2021 *National Plan of Integrated Airport Systems* classifies the Airport as a small hub primary facility, and the 2013 *California Aviation System Plan* (CASP) considers it a primary small hub metropolitan airport. The Airport sits at an elevation of 336 feet above mean sea level. The Airport is a joint use civilian and military facility used by commercial air carriers, air cargo operators, charter operators, the State of California, general aviation, and the United States military. The California National Guard uses a 58-acre portion of the southeastern part of the Airport. The Army National Guard, the California Division of Forestry, corporate aviation businesses, and two fixed base operators also lease facilities from the Airport.¹¹

According to the *Airport Land Use Compatibility Plan*, the proposed Project site is located within the Precision Approach Zone of the Fresno Yosemite International Airport. This zone includes the 14 CFR Part 77 Outer Approach Transitional Surface and Precision Approach Surface. These Surfaces are used at airports with runways with an existing or planned Precision Instrument Approach. The aircraft accident risk level is considered to be low within the Precision Approach Zone.¹²

The proposed Project is located in an area that has three existing buildings with approximate 60 foot heights. As such, the proposed new 60-foot high office building would not create any new safety hazards to future occupants or airport operations. The Project has been reviewed by the Fresno County Airport Land Use Commission who evaluated all Project components including building height, lighting and glare and approved the Project at their February 2019 meeting. Therefore, the impact is *less than impact*.

Mitigation Measures: None are required.

- f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

¹¹ Fresno County *Airport Land Use Compatibility Plan* (2018), Appendix D.

¹² Fresno County *Airport Land Use Compatibility Plan* (2018), Page 3-3.

Less Than Significant Impact. To accommodate the new office building and parking area, the Project will require abandonment of a portion N. Colonial Avenue and W. San Jose Avenue where those streets meet adjacent to the Project site. The intention is to create a cul-de-sac with an adequately sized turn-around pocket just south of the intersection of N. Colonial Avenue and W. San Ramon Avenue and a second cul-de-sac turn-around pocket on W. San Jose Avenue just north of the proposed new parking area. This will eliminate thru-traffic along this route. However, access to the new parking area and the new office building will be provided from W. San Jose Avenue. The turn-around pockets have been adequately sized for emergency vehicles and will provide emergency vehicle access to the site and surrounding area as needed.

The City has consulted with its police, fire and ambulance service providers to determine that the proposed Project provides adequate emergency access to the Project site and surrounding areas. The City will also provide specific construction schedules and pertinent Project information so that adequate access is maintained at all times. Therefore, the Project will have *a less than significant impact*.

Mitigation Measures: None are required.

- g. Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?

No Impact. Implementation of the Project would not change the degree of exposure to wildfires because there are no wildlands in the Project vicinity, thus precluding the possibility of wildfires. Therefore, there is *no impact*.

Mitigation Measures: None are required.

In conclusion, with mitigation incorporated, the Project will not result in any hazards or hazardous materials impacts beyond those analyzed in MEIR SCH No. 2012111015.

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☒	☐	☐
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:	☐	☒	☐	☐
i. Result in substantial erosion or siltation on- or off- site;	☐	☐	☒	☐
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv. impede or redirect flood flows?	☐	☐	☒	☐

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

AFFECTED ENVIRONMENT

According to the City’s adopted Urban Water Management Plan (2015), the City’s existing water system consists of about 1,799 miles of transmission and distribution pipelines, 260 active municipal groundwater wells, 224 of which registered flows in the past year, 2 surface water treatment facilities of rated capacities of 2 and 30 mgd, 3 water storage facilities, and 4 booster pump facilities. The distribution system was previously divided into four quasi-pressure zones to help regulate and optimize system pressures as there is an approximate 120 feet of elevation decrease running across the city from the northeast to the southwest.

The City of Fresno will provide water to the office building, however, the Project will be required to tie into the City’s existing water service infrastructure.

RESPONSES

- a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. The Project has the potential to impact water quality standards and/or waste discharge requirements during construction (temporary impacts) and operation. Impacts are discussed below.

Construction

Although the proposed Project site is relatively small in scale, grading, excavation, removal of vegetation cover, and loading activities associated with construction activities could temporarily increase runoff, erosion, and sedimentation. Construction activities also could result in soil compaction and wind erosion effects that could adversely affect soils and reduce the revegetation potential at construction sites and staging areas.

Three general sources of potential short-term construction-related stormwater pollution associated with the proposed Project are: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth moving activities which, when not controlled, may generate soil erosion and transportation, via storm runoff or mechanical equipment. Generally, routine safety precautions for handling and storing construction materials may effectively mitigate the potential pollution of stormwater by these materials. These same types of common sense, “good housekeeping” procedures can be extended to non-hazardous stormwater pollutants such as sawdust and other solid wastes.

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze, or other fluids on the construction site are also common sources of stormwater pollution and soil contamination. In addition, grading activities can greatly increase erosion processes. Two general strategies are recommended to prevent construction silt from entering local storm drains. First, erosion control procedures should be implemented for those areas that must be exposed. Secondly, the area should be secured to control offsite migration of pollutants. These Best Management Practices (BMPs) would be required in the Stormwater Pollution Prevention Plan (SWPPP) to be prepared prior to commencement of Project construction. When properly designed and implemented, these “good-housekeeping” practices are expected to reduce short-term construction-related impacts to less than significant.

In accordance with the National Pollution Discharge Elimination System (NPDES) Stormwater Program, as discussed in Section 3.5 Geology and Soils the Project will be required to comply with existing regulatory requirements to prepare a SWPPP designed to control erosion and the loss of topsoil to the extent practicable using BMPs that the Regional Water Quality Control Board (RWQCB) has deemed effective in controlling erosion, sedimentation, runoff during construction activities. The specific controls are subject to the review and approval by the RWQCB and are an existing regulatory requirement.

Operation

The proposed office building will result in wastewater from restroom and kitchen facilities that will be discharged into the City’s existing wastewater treatment system. The effluent produced by the

Project will be typical of other office buildings and therefore is not anticipated to produce any discharge that would violate the City's waste discharge requirements. According to projections used in the City of Fresno Wastewater Collection System Master Plan (2006), wastewater from office buildings is estimated to be approximately 200 gallons per day (GPD) per 1,000 sq. ft. of space. Using this rate, the proposed Project would generate approximately 18,000 gallons per day (GPD) of wastewater (90,000 sq. ft. of office space @ 200 GPD per 1,000 sq. ft.). For purposes of comparison, the previously occupied 44-unit apartment building (since demolished) is estimated to have used approximately 8,157 GPD (assuming 103 GPD/person).

The Fresno-Clovis Regional Water Treatment Facility has a design capacity of 88,000,000 GPD. At 18,000 GPD, the proposed Project would generate a negligible increase in wastewater of less than 0.00002%. Therefore, the impact is *less than significant*.

Mitigation Measures: None are required.

- b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact With Mitigation. The Project does not propose any wells on the site; the City of Fresno Department of Public Utilities Water Division has determined that no new or expanded water supply facilities are necessary to serve the Project. The Project's potential impacts related to water supply and groundwater resources (to the extent that groundwater represents the City's primary source of supply) are more appropriately addressed within the context of the adequacy of existing water supply infrastructure in the Project area. Please see Section XVIII. Utilities and Service Systems. Water service would be provided to the Project by the City of Fresno.

Project demands for groundwater resources in connection with the proposed Project would not substantially deplete water supplies. The proposed Project is not anticipated to result in additional demands for water resources beyond those considered in the 2015 UWMP. The proposed office building would result in less water demand than anticipated in the 2015 UWMP based on the site's existing land use designation (residential). The Project would, however, increase demand for water resources beyond existing levels (vacant land). Current on-site water use is primarily associated with exterior landscaping and maintenance requirements. As a result, the Project would potentially affect water resources by increasing on-site water use as compared to current on-site use.

While the Project would increase demand for water resources beyond current levels, the Project would utilize less water than the water demand projections contained in the 2015 UWMP with

respect to development of this site. The site is currently designated for residential housing. If the Project area were developed fully with residential uses, the water use would exceed that of the office building. Therefore, the Project's water demands were effectively considered under the terms of that UWMP. Based on the assumptions in the City's UWMP, the Project would not negatively impact water supplies or otherwise deplete groundwater supplies. Moreover, the proposed Project is not anticipated to interfere with groundwater recharge efforts being implemented by the City. The City's UWMP contains a detailed evaluation of existing sources of water supply, anticipated future water demand, extensive conservation measures, and the development of new water supplies (recycled water, increased recharge, surface water treatment, etc.). Measures contained in the UWMP as well as the City's General Plan are intended to reduce demands on groundwater resources by augmenting supply and introducing conservation measures and other mitigation strategies. The proposed Project will implement Mitigation Measure HYD – 1 which includes water use reduction measures.

The proposed Project would not require new or expanded water entitlements and there is sufficient water supply for the Project. Therefore, the impact is *less than significant*.

Mitigation Measures: Project-specific Mitigation Measures HYD – 1. See attached Project-specific Mitigation Measure Monitoring Checklist.

The proposed Project would not substantially deplete groundwater resources such that a significant environmental impact would occur. Therefore, the impact is *less than significant*.

- 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:
 - i. result in substantial erosion or siltation on- or offsite;
 - ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
 - iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
 - iv. impede or redirect flood flows?

Less Than Significant Impact With Mitigation. The Project includes minor changes to the existing stormwater drainage pattern of the area through the installation of asphalt, the office building, parking

areas, landscaping, curb, gutter and sidewalks. The Project area was previously planned for residential uses rather than for commercial uses. Therefore, as a condition of approval, the Project applicant will be required to mitigate the impacts of increased runoff from the proposed office development and parking area. The Project has been reviewed by the Fresno Metropolitan Flood Control District and conditions and requirements of the Project pertaining to storm drain facilities have been provided to the Project developer. The Project developer will be required to prepare a drainage / grading plan as identified in Mitigation Measure HYD – 2 (preparation of a drainage / grading plan). Therefore, with mitigation, the Project will have a *less than significant impact*.

Mitigation Measures: Project-specific Mitigation Measures HYD – 2. See attached Project-specific Mitigation Measure Monitoring Checklist.

- d. In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?
- e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The Project is not within a regulatory floodway or within a base floodplain (100 year) elevation. In addition, the Project does not include any housing or structures that would be subject to flooding either from a watercourse or from dam inundation. There are no bodies of water near the site that would create a potential risk of hazards from seiche, tsunami or mudflow. The Project will not conflict with any water quality control plans or sustainable groundwater management plan. Therefore, there are *no impacts*.

Mitigation Measures: None are required.

In conclusion, with mitigation incorporated, the Project will not result in any hydrologic impacts beyond those analyzed in MEIR SCH No. 2012111015.

XI. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	☒	☐
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?	☐	☒	☐	☐

AFFECTED ENVIRONMENT

The Project site is located within the Bullard Community Planning area in the City of Fresno, California. The Project site is situated near the northeast corner of Palm Avenue and Shaw Avenue, and is bounded by N. Palm Avenue to the west, W. San Ramon Avenue, N. Colonial Avenue and W. San Jose Avenue to the north, the Fig Garden Village shopping center to the southwest, and single- and multi-family residential development to the north, south, and east.

RESPONSES

- a. Physically divide an established community?
- 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?

Less Than Significant Impact With Mitigation. The site is located at the existing Fig Garden Financial Center adjacent to Fig Garden Village in a relatively busy mixed-use area including shopping, services and housing in central Fresno. The immediate vicinity is comprised of large office buildings, parking areas and residential housing. To the north and east of the proposed office building is residential housing while existing office buildings are located to the south and west. The proposed new parking area is surrounded by residential housing to the north and south, a vacant lot to the east, and an office building to the west. The area is highly disturbed with urban uses.

Zoning

APN 417-140-21 is zoned RS-5/EQ (Residential Single-Family / Equine Overlay)

APN 417-231-16 is zoned RMX (Regional Mixed-Use)

APN 417-140-26 is zoned RMX/cz (Regional Mixed-Use / Conditions of Zoning)

APN 417-231-19 is zoned RMX/cz (Regional Mixed-Use / Conditions of Zoning)

The Project has no characteristics that would physically divide the City of Fresno. Although a portion of a thru-street will be abandoned, the result would not physically divide an established community, as access to the existing residential and commercial establishments will remain.

The proposed Project would conflict with the current zoning and planned land use for the site. As such, the Project is pursuing a zone change and planned land use change. The proposed Mitigation Measure LU -1 (requirement to obtain appropriate entitlements) will reduce the impacts to a *less than significant* level. With the approved zoning and land use changes, the proposed Project will be consistent with the following land use policies:

Fresno General Plan

The Fresno General Plan designates the subject site as planned land use Residential Medium Density. Plan Amendment/Rezone Application No. P18-3659 proposes to amend the Fresno General Plan and Bullard Community Plan planned land use from Residential Medium Density to Regional Mixed Use. The proposed Project is compatible with goals, objectives, and policies included in the Fresno General Plan, including:

- Goal No. 1 of the Fresno General Plan encourages the use of urban form, land use, and Development Code policies to streamline permit approval, promote local educational excellence and workforce relevance, significantly increase business development and expansion, retain and attract talented people, create jobs and sustained economic growth, strategically locate employment lands and facilities, and avoid over-saturation of a single type of housing, retail or employment.
- Goal No. 7 of the Fresno General Plan encourages the provision 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.
- Goal No. 8 of the Fresno General Plan encourages the development of 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.

- Goal No. 12 of the Fresno General Plan encourages the resolution of existing public infrastructure and service deficiencies, full use of existing infrastructure, and investment in improvements to increase competitiveness and promote economic growth.
- Implementing Policies LU-1-a and LU-2-a of the Fresno General Plan promote development of vacant, underdeveloped, and re-developable land within the Existing City Limits as of December 31, 2012 where urban services are available.
- Objective LU-6 of the Fresno General Plan promotes the retention and enhancement of existing commercial areas to strengthen Fresno's economic base and development of new office, retail, and lodging use districts on sites which will serve neighborhoods and regional visitors.
- Fresno General Plan Policy LU-6-a fosters high quality design, diversity, and a mix of amenities in new development with uses through the consideration of guidelines, regulations and design review procedures.

Plan Amendment/Rezone Application No. P18-3659, as the initial step in the future development of an approximately 90,000-square-foot, 4-story expansion of office uses at The Fig Garden Financial Center, would aid in the accommodation of sustained economic growth and the expansion of employment in an area with surrounding residential and retail uses, avoiding over-saturation of a single type of housing, retail or employment in the area.

The applicant has also been working with local residents on the concept of a park within the Fig Garden Financial Center and enhanced pedestrian access to the complex's green space, providing local residents and employees with additional access to open space.

As an expansion of an existing use in a developed urban area, the future Project would make use of existing public infrastructure and services. The proposed development would be evaluated at the time of the development permit application submittal to determine possible impacts to public infrastructure and services. At that time, the proposed development may be required to construct or contribute to infrastructure and/or service improvements.

Bullard Community Plan

Upon reviewing the policies contained in the Plan, staff has determined that there are no policies that are more restrictive than those contained in the FMC. The proposed Project is compatible with goals and policies included in the Bullard Community Plan, including:

- Goal 4.2.3-5 promotes office land use designations of a size, configuration, location and visibility that would be attractive to prospective office users.
- Policy 4.2.4-4 indicates that commercial areas shall be designed such that commercial traffic will not route through local residential streets.
- Policy 4.2.4-7-d indicates that no commercial or office building shall be constructed within fifty-feet of the property line of abutting properties zoned or planned for residential uses.

The proposed Project prepares the subject properties for an expansion of the existing office use at Fig Garden Financial Center with a concept that inhibits commercial traffic passing through local residential streets. The future location of the new office building, while not yet part of an official application, conceptually places the building at a greater distance from existing residential uses than attempting to place an office building on the northeast corner of North Colonial and West San Jose Avenues directly abutting single-family residences. See Exhibit I for the conceptual site plan.

Fresno County Airport Land Use Compatibility Plan

On December 3, 2018, the Airport Land Use Commission (ALUC) adopted the Fresno County Airport Land Use Compatibility Plan. The proposed Project is within the Airport Influence Area of Fresno Yosemite International Airport and must be reviewed by the ALUC. The subject site is located in the Precision Approach Zone, where the Safety Criteria Matrix for the Plan indicates no limit on Project density but does require Federal Aviation Administration (FAA) 7460 review to determine that development will not exceed the airport's airspace protection surface. As the Project does not include a development permit application with building elevations at this time, the FAA review will not be required for the ALUC to review the proposed plan amendment/rezone application. It should be noted that Fig Garden Financial Center already has existing buildings of the same mass and height as the future office building concept.

Mitigation Measures: Project-specific Mitigation Measures LU - 1. See attached Project-specific Mitigation Measure Monitoring Checklist.

XII. MINERAL
RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

RESPONSES

- 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?
- 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?

No Impact. There are no known mineral resources in the Project area and none are identified in the City’s General Plan near the Project site. Therefore, there is *no impact*.

Mitigation Measures: None are required.

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

XIII. NOISE

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒

AFFECTED ENVIRONMENT

Noise is most often described as unwanted sound. Although sound can be easily measured, the perception of noise and the physical response to sound complicate the analysis of its impact on people. The City of Fresno is impacted by a multitude of noise sources. Mobile sources of noise, especially cars and trucks, are the most common and significant sources of noise in most communities, and they are predominant sources of noise in the City. In addition, commercial, industrial, and institutional land uses throughout the City (i.e., schools, fire stations, utilities) generate stationary-source noise. The Project is located in an intensively developed commercial/office area, but is adjacent to residential housing. The predominant noise sources in the Project area include traffic on local roadways and typical noise associated with shopping centers such as Fig Garden Village and residential noise (lawn mowers, audio equipment, voices, etc.). Sensitive receptors in the area include the residential housing adjacent to the Project areas.

RESPONSES

- 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?
- b. Generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact.

Short-term (Construction) Noise Impacts

Proposed Project construction related activities will involve temporary noise sources and are anticipated to begin in 2019 through 2020. Typical construction related equipment include graders, trenchers, small tractors and excavators. During the proposed Project construction, noise from construction related activities will contribute to the noise environment in the immediate vicinity. Activities involved in construction will generate maximum noise levels, as indicated in Table 5, ranging from 79 to 91 dBA at a distance of 50 feet, without feasible noise control (e.g., mufflers) and ranging from 75 to 80 dBA at a distance of 50 feet, with feasible noise controls.

Table 5
Typical Construction Noise Levels

Type of Equipment	dBA at 50 ft	
	Without Feasible Noise Control	With Feasible Noise Control
Dozer or Tractor	80	75
Excavator	88	80
Scraper	88	80
Front End Loader	79	75
Backhoe	85	75
Grader	85	75
Truck	91	75

The distinction between short-term construction noise impacts and long-term operational noise impacts is a typical one in both CEQA documents and local noise ordinances, which generally recognize the reality that short-term noise from construction is inevitable and cannot be mitigated beyond a certain level. Thus, local agencies frequently tolerate short-term noise at levels that they would not accept for permanent noise sources. A more severe approach would be impractical and might preclude the kind of construction activities that are to be expected from time to time in urban environments. Most residents of urban areas recognize this reality and expect to hear construction activities on occasion.

In addition, construction activities would not occur between the hours of 10:00 PM and 7:00 AM, Monday through Saturday, in accordance with Fresno Municipal Code Section 10-109, which limits work hours “to between the hours of 7 AM and 10 PM on any day except Sunday.” Further restrictions on construction noise may be placed on the Project as determined through the Conditional Use permit process.

Long-term (Operational) Noise Impacts

The primary source of on-going noise from the Project will be from vehicles traveling to and from the site. The Project will result in an increase in traffic on some roadways in the Project area. However, the relatively low number of new trips associated with the Project is not likely to increase the ambient noise levels by a significant amount. Policy H-1-b of the City’s Noise Element addresses significant Project-related increases in ambient noise levels for evaluation of noise impacts. A significant increase is assumed to occur if a project causes the ambient noise level to increase by the following amounts:

Where ambient noise levels are <60 dB : an increase of 5 dB or more

Where ambient noise levels are 60-65 dB: an increase of 3 dB or more

Where ambient noise levels are >65 dB : an increase of 1.5 dB or more

Given the relatively large amount of existing vehicular activity in the Project area, the small increase in traffic associated with the new office building (less than 1,000 daily trips), is not expected to increase ambient noise levels by more than 1 dB. The area is highly active with vehicles, commercial establishments and other noise generating sources and the proposed Project will not introduce a new source of noise that isn’t already occurring in the area. Other operational noise generation from air conditioning systems or other mechanical equipment will be similar to the other offices in the area and will be shielded to dampen the noise impacts. Therefore, the impact is considered *less than significant*.

Mitigation Measures: None are required.

- e. 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?

No Impact. The Project is located within an airport land use plan but is located well outside the CNEL contours. Therefore, there is *no impact*.

Mitigation Measures: None are required.

In conclusion, with mitigation incorporated, the Project will not result in any noise impacts beyond those analyzed in MEIR SCH No. 2012111015.

XIV. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

AFFECTED ENVIRONMENT

The Project consists of the construction and operation of a professional office building. There is no new housing associated with the Project, however a 44-unit apartment building previously occupied a portion of the site (since demolished).

RESPONSES

- 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)?
- b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. There are no new homes associated with the proposed Project. The relatively minor amount of new employment opportunities that would be created by the proposed Project could be readily filled by the existing employment base, given the City’s existing unemployment rates. The proposed Project will not affect any regional population, housing, or employment projections anticipated by City policy documents. There is a *less than significant impact*.

Mitigation Measures: None are required.

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

XV. PUBLIC SERVICES

Would the project:

	Less than Significant		
Potentially Significant Impact	With Mitigation Incorporation	Less than Significant Impact	No Impact

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

AFFECTED ENVIRONMENT

The site is located at the existing Fig Garden Financial Center adjacent to Fig Garden Village in a relatively busy mixed-use area including shopping, services and housing in central Fresno. The immediate vicinity is comprised of large office buildings, parking areas and residential housing. The area is served by City of Fresno Police, Fire, the Fresno Unified School District and other public facilities.

RESPONSES

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Police Protection?

Schools?

Parks?

Other public facilities?

Less Than Significant Impact. Police protection services would be provided to the Project site from the existing Northwest District Station, which is situated on 3781 N. Hughes Ave, approximately three miles from the Project site. The Project is located within the Northwest District. The Project site is located in an area currently served by the Police Department; the Department would not need to expand its existing service area or construct a new facility to serve the Project site.

According to the City of Fresno Fire Department, the proposed Project would be served by Station 11, which is located at 5544 North Fresno, approximately 0.5 miles from the Project site. Project development would result in an incremental increase in demand for fire protection services due to the introduction of a new commercial office building within the Project area. According to the Fire Department, response times to the Project site would be within the Department's stated goal of four minutes. As a result, the Project would not adversely impact the Department's ability to provide fire protection services within the Project area or adversely impact target response times such that additional facilities would need to be constructed.

The proposed Project, as a condition of approval, will be required to comply with all applicable fire and building safety codes (California Building Code and Uniform Fire Code) to ensure adequate fire safety elements are incorporated into final Project design, including the providing minimum turning radii for fire equipment. Proposed driveways will be required to provide appropriate widths and turning radii to safely accommodate emergency response and the transport of emergency/public safety vehicles. The Project will also be designed to meet Fire Department requirements regarding fire flow, water storage requirements, hydrant spacing, infrastructure sizing, and emergency access. As a result, appropriate fire safety considerations will be included as part of the final design of the Project. Based on the above analysis, the proposed Project would not impact the Department's ability to provide fire protection services within the Project area.

The Project does not include any housing and thus would not impact any school facilities. In addition, the Project includes a small park area that will be open to the public, the environmental impacts of which are addressed in this document.

The Project has no design, construction or operational characteristics that would necessitate the need for new or expanded facilities related to fire protection, police protection, schools, parks, or other public facilities. There is no housing related or population inducing component of the Project. The Project applicant will be required to pay standard development impact fees for the public services described herein as determined by the City of Fresno. Therefore, there is a *less than significant impact*.

Mitigation Measures: None are required.

In conclusion, with mitigation incorporated, the Project will not result in any public services impacts beyond those analyzed in MEIR SCH No. 2012111015.

XVI. RECREATION

Would the project:

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 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?

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact

☐	☐	☐	☒
☐	☐	☐	☒

AFFECTED ENVIRONMENT

There are no parks or recreational facilities in the immediate vicinity of the Project site. However, the Project includes construction of a small park area that will be open to the public.

RESPONSES

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 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?

No Impact. The Project has no design, construction or operational characteristics that would necessitate the need for new or expanded facilities related to recreational facilities. There is no housing related or population inducing component of the Project. However, the Project is likely to improve park/recreational facilities by constructing a small park to be located north of the new parking area adjacent to W. San Jose Avenue. Therefore, there is *no impact*.

Mitigation Measures: None are required.

In conclusion, with mitigation incorporated, the Project will not result in any recreation impacts beyond those analyzed in MEIR SCH No. 2012111015.

XVII. TRANSPORTATION/
TRAFFIC

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☒	☐	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d. Result in inadequate emergency access?	☐	☐	☒	☐

AFFECTED ENVIRONMENT

The Project site is located near the northeast corner of Palm Avenue and Shaw Avenue, and is bounded by N. Palm Avenue and the Fig Garden Financial Center to the west, W. San Ramon Avenue, N. Colonial Avenue and W. San Jose Avenue to the north, the Fig Garden Village shopping center to the south, and single- and multi-family residential development to the north, south, and east.

A Trip Generation Analysis for the Project was prepared by Precision Civil Engineering (See Appendix B).

RESPONSES

- a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

- b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d. Result in inadequate emergency access?

Less Than Significant Impact. To accommodate the new office building and parking area, the Project will require abandonment of a portion N. Colonial Avenue and W. San Jose Avenue where those streets meet adjacent to the Project site. The intention is to create a “dead-end” cul-de-sac with an adequately sized turn-around pocket just south of the intersection of N. Colonial Avenue and W. San Ramon Avenue and a second cul-de-sac turn-around pocket on W. San Jose Avenue just north of the proposed new parking area. This will eliminate thru-traffic along this route. However, access to the Project will be provided from W. San Jose Avenue. The turn-around pockets have been adequately sized for emergency vehicles and will provide emergency vehicle access to the site and surrounding area as needed.

The “Mobility and Transportation” element of the City of Fresno General Plan 2035 breaks down the City of Fresno into four Traffic Impact Zones (TIZ’s) on General Plan Figure MT-4. The Project lies within TIX-II, which represents areas of the City that are mostly developed and built out. To encourage infill development and minimize upfront infrastructure cost, the peak hour Level of Service (LOS) shall be maintained at LOS E or better for all intersections and roadway segments. The trigger for requiring a Traffic Impact Study (TIS) for all development within the TIZ-II is when a Project is anticipated to generate 200 or more new peak hour trips. As identified below, the Project will result in less than 200 peak hour trips and thus a full TIS is not warranted.

Trip Generation Analysis

Project trip generation was developed assuming approximately 90,000 square feet of usable office space would be available. According to the Institute of Transportation Engineers, Trip Generation (Ninth Edition), the Project will generate approximately 993 daily trips and is anticipated to have 141 AM peak hour trips and 134 PM peak hour trips (See Table 6 below).

Table 6 Proposed Project Trip Generation					
Project Component	Total Daily Trips	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour In	PM Peak Hour Out
General Office ITE Code 710	993	124	17	23	111
Total: 141			Total: 134		

With the proposed abandonment and restricted access to the existing local roads, the proposed trips will gain access to the Project site through the existing commercial and office developments to the west. San Jose Avenue and Palm Avenue will be the main access point. According to the Trip Generation Analysis, the intersections of Palm/Shaw, Palm/San Jose and Palm/Barstow, are all signalized. The City should continue to monitor these intersections and adjust signal timing as needed to improve the level of service. The City of Fresno Public Works Department, Traffic and Engineering Services Division determined that the Project does not represent a significant change in traffic beyond existing levels generated by the current office uses in the Fig Garden Financial Center.

The Project will not conflict with plans or policies pertaining to transit, roadway, bicycle and pedestrian facilities. Nor is the Project inconsistent with CEQA Guidelines section 15064.3 subdivision (b). The Project is located in an area served by transit and is proximate to other destinations such as restaurants and shopping opportunities in the Fig Garden Village located adjacent to the Project. The Project includes the addition of pedestrian facilities (walkways, sidewalks, curbs and ADA facilities), as well as bicycle storage accommodations. Implementation of the Project will be beneficial to such facilities. The Project is consistent with the following General Plan policies pertaining to public transit, bicycle or pedestrian facilities:

Policy UF-12-b: Activity Centers. Mixed-use designated areas along BRT and/or transit corridors are appropriate for more intensive concentrations of urban uses. Typical uses could include commercial areas; employment centers; schools; compact residential development; religious institutions; parks; and other gathering points where residents may interact, work, and obtain goods and services in the same place.

Policy UF-12-e: Access to Activity Centers. Promote adoption and implementation of standards supporting pedestrian activities and bicycle linkages from surrounding land uses and neighborhoods into Activity Centers and to transit stops. Provide for priority transit routes and facilities to serve the Activity Centers.

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

Policy RC-2-a Link Land Use to Transportation. Promote mixed-use, higher density infill development in multi-modal corridors. Support land use patterns that make more efficient use of the transportation system and plan future transportation investments in areas of higher-intensity development. Discourage investment in infrastructure that would not meet these criteria.

The City of Fresno also prepared an Active Transportation Plan (ATP) in 2016, which envisions a complete, safe and comfortable network of trails, sidewalks and bikeways that serves all residents of Fresno. While there are no established trails associated with the site, as previously mentioned, the Project will provide pedestrian access from adjacent residential neighborhoods, will provide bicycle storage facilities and will not otherwise conflict with any policies or programs included in the ATP.

In order to ensure that impacts remain *less than significant*, Mitigation Measures TRA – 1 (provide pedestrian connectivity to adjacent residents), TRA – 2 (provide bicycle storage), TRA – 3 (maintain emergency vehicle access), and TRA – 4 (payment of transportation impact fees) have been included.

Mitigation Measures: Project-specific Mitigation Measures TRA – 1, TRA – 2, TRA – 3, and TRA – 4. See attached Project-specific Mitigation Measure Monitoring Checklist.

It is also recommended that the City continue to monitor the intersections of Palm/Shaw, Palm/San Jose and Palm/Barstow and adjust signal timing to improve the intersection level of services.

In conclusion, with mitigation incorporated, the Project will not result in any transportation impacts beyond those analyzed in MEIR SCH No. 2012111015.

XVIII. TRIBAL CULTURAL
RESOURCES

Would the project:

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 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:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

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 Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

	Less than Significant		
Potentially Significant Impact	With Mitigation Incorporation	Less than Significant Impact	No Impact

☐	☐	☒	☐

☐	☐	☒	☐

RESPONSES

- a). Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 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:
- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
 - 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 Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact In accordance with Assembly Bill (AB) 52 and Senate Bill (SB) 18, potentially affected Tribes were formally notified of this Project and were given the opportunity to request consultation on the Project. The City contacted the Native American Heritage Commission, requesting a contact list of applicable Native American Tribes, which was provided to the City. The City provided letters to the listed Tribes, notifying them of the Project and requesting consultation, if desired. A total of ten Tribes were contacted of which four (4) indicated they had no comment, and the remaining six (6) did not respond to the invitation to comment and consult. Therefore, there is a *less than significant impact*.

Mitigation Measures: None are required.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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 effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

AFFECTED ENVIRONMENT

The City of Fresno provides water, sewer, storm drain and solid waste services. The Project will be responsible for constructing infrastructure to tie into these services.

RESPONSES

- 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 effects?

Less Than Significant Impact With Mitigation. The Project includes minor changes to the existing stormwater drainage pattern of the area through the installation of asphalt, the office building, parking areas, landscaping, curb, gutter and sidewalks. The Project area was previously planned for residential uses rather than for commercial uses. Therefore, as a condition of approval, the Project applicant will be required to mitigate the impacts of increased runoff from the proposed office development and parking area. The Project has been reviewed by the Fresno Metropolitan Flood Control District and conditions and requirements of the Project pertaining to storm drain facilities have been provided to the Project developer. The Project developer will be required to prepare a drainage / grading plan as identified in Mitigation Measure HYD – 2 (preparation of a drainage / grading plan). Therefore, with mitigation, the Project will have a *less than significant impact*.

Mitigation Measures: Project-specific Mitigation Measures HYD – 2. See attached Project-specific Mitigation Measure Monitoring Checklist.

- b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact With Mitigation. Water service would be provided to the Project by the City of Fresno and the City of Fresno Department of Public Utilities Water Division has determined that no new or expanded water supply facilities are necessary to serve the Project.

Project demands for groundwater resources in connection with the proposed Project would not substantially deplete water supplies. The proposed Project is not anticipated to result in additional demands for water resources beyond those considered in the 2015 UWMP. The proposed office building would result in less water demand than anticipated in the 2015 UWMP based on the site's existing land use designation (residential). The Project would, however, increase demand for water resources beyond existing levels (vacant land). Current on-site water use is primarily associated with exterior landscaping

and maintenance requirements. As a result, the Project would potentially affect water resources by increasing on-site water use as compared to current on-site use.

While the Project would increase demand for water resources beyond current levels, the Project would utilize less water than the water demand projections contained in the 2015 UWMP with respect to development of this site. The site is currently designated for residential housing. If the Project area were developed fully with residential uses, the water use would exceed that of the office building. Therefore, the Project's water demands were effectively considered under the terms of that UWMP. Based on the assumptions in the City's UWMP, the Project would not negatively impact water supplies or otherwise deplete groundwater supplies. Moreover, the proposed Project is not anticipated to interfere with groundwater recharge efforts being implemented by the City. The City's UWMP contains a detailed evaluation of existing sources of water supply, anticipated future water demand, extensive conservation measures, and the development of new water supplies (recycled water, increased recharge, surface water treatment, etc.). Measures contained in the UWMP as well as the City's General Plan are intended to reduce demands on groundwater resources by augmenting supply and introducing conservation measures and other mitigation strategies. The proposed Project will implement Mitigation Measure HYD – 1 which includes water use reduction measures.

The proposed Project would not require new or expanded water entitlements and there is sufficient water supply for the Project. Therefore, the impact is *less than significant*.

Mitigation Measures: Project-specific Mitigation Measures HYD – 1. See attached Project-specific Mitigation Measure Monitoring Checklist.

- c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. The proposed office building will result in wastewater from restroom and kitchen facilities that will be discharged into the City's existing wastewater treatment system. The effluent produced by the Project will be typical of other office buildings and therefore is not anticipated to produce any discharge that would violate the City's waste discharge requirements. The City of Fresno Public Works Department has reviewed the Project and has determined that it has adequate capacity to serve the Project. For more information, please refer to the Hydrology section of this Chapter.

Therefore, the impact is *less than significant*.

Mitigation Measures: None are required.

- 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?
- e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. The Project will be served by the City of Fresno Department of Public Utilities (Trash Disposal and Recycling) who has reviewed the Project. The location will be serviced by Allied Waste and will require a 2-cell trash enclosure with adequate access for trash pickup vehicles. Therefore, the impact is *less than significant*.

Mitigation Measures: None are required.

In conclusion, with mitigation incorporated, the Project will not result in any utility or service system impacts beyond those analyzed in MEIR SCH No. 2012111015.

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?
- 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?
- 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?
- 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?

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
☐	☐	☒	☐
☐	☐	☒	☐
☐	☐	☒	☐
☐	☐	☒	☐

AFFECTED ENVIRONMENT

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.¹³ Some small areas along the San Joaquin River Bluff in the northern portion of the City of

¹³ City of Fresno. General Plan and Development Code Update. Master Environmental Impact Report. Page 5.13-4. <https://www.fresno.gov/darm/wp-content/uploads/sites/10/2016/11/Sec-05-13-Public-Services-Fresno-MEIR.pdf>. Accessed January 2019.

Fresno are 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.¹⁴

The proposed Project site is relatively flat at an elevation of 320 feet above mean sea level in an area of intense urban uses. It is located near the northeast corner of Palm Avenue and Shaw Avenue, and is bounded by N. Palm Avenue and the Fig Garden Financial Center to the west, W. San Ramon Avenue, N. Colonial Avenue and W. San Jose Avenue to the north, the Fig Garden Village shopping center to the south, and single- and multi-family residential development to the north, south, and east.

RESPONSES

- a. Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 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?
- 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?
- 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?

Less Than Significant Impact. The proposed Project is located in the center of a highly urbanized area (buildings, roads, ect.) which precludes the risk of wildfire. The area is flat in nature which would limit the risk of downslope flooding and landslides, and limit any wildfire spread.

To receive building permits, the proposed Project would be required to be in compliance with the adopted emergency response plan. As such, any wildfire risk to the Project structures or people would be *less than significant*.

Mitigation Measures: None are required.

¹⁴ City of Fresno General Plan. December 2014. Page 9-36. <https://www.fresno.gov/darm/wp-content/uploads/sites/10/2016/11/GP9NoiseandSafety.pdf>. Accessed January 2019

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- a. Does the project have the potential to substantially 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, substantially 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?
- 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)?
- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact

☐	☒	☐	☐

☐	☐	☒	☐

☐	☒	☐	☐

RESPONSES

- 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?

Less than Significant Impact With Mitigation. The analyses of environmental issues contained in this Initial Study indicate that the proposed Project is not expected to have substantial impact on the environment or on any resources identified in the Initial Study. Mitigation measures have been incorporated in the Project to reduce all potentially significant impacts to *less than significant*.

- 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)?

Less than Significant Impact. CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. Due to the nature of the Project and consistency with environmental policies, incremental contributions to impacts are considered less than cumulatively considerable. All Project-related impacts were determined to be either less than significant, or less than significant after mitigation. The proposed Project would not contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increase need for housing, increase in traffic, air pollutants, etc.). Due to extensive buildout of the area and existing land constraints, it is not anticipated that further substantial commercial or residential development will occur in the area. As such, Project impacts are not considered to be cumulatively considerable given the lack of proposed new development in the area and the insignificance of Project-induced impacts. The impact is therefore *less than significant*.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impact With Mitigation. The analyses of environmental issues contained in this Initial Study indicate that the Project is not expected to have substantial impact on human beings, either directly or indirectly. Mitigation measures have been incorporated in the Project to reduce all potentially significant impacts to *less than significant*.

Chapter 4

MITIGATION MONITORING & REPORTING PROGRAM

Project Specific Mitigation Measure Monitoring Checklist

This Project Specific Mitigation Monitoring Checklist has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for Environmental Assessment No. P18-03659. These Project Specific Mitigation Measures are in addition to the applicable mitigation measures from the City of Fresno MEIR.

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/date)
Geology/Soils Mitigation Measure GEO – 1 In order to reduce on-site erosion due to project construction and operation, an erosion control plan and Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for the site preparation, construction, and post-construction periods by a registered civil engineer or certified professional. The erosion control plan shall incorporate best management practices consistent with the requirements of the National Pollution Discharge Elimination System (NPDES). The erosion component of the plan must at least meet the requirements of the SWPPP required by the California State Water Resources Control Board. If earth disturbing activities are proposed between October 15 and April 15, these activities shall be limited to the extent feasible to minimize potential erosion related impacts. Additional erosion control measures shall be implemented in consultation with the City of Fresno. Prior to the issuance of any permit, the project proponent shall submit detailed plans to the satisfaction of the City of Fresno. The components of the erosion control plan and SWPPP shall be monitored for effectiveness by City of Fresno. Erosion control measures may include, but not be limited to, the following: - Limit disturbance of soils and vegetation disturbance removal to the minimum area necessary for access and construction; - Confine all vehicular traffic associated with construction to the right-of-way of designated access roads; - Adhere to construction schedules designed to avoid periods of heavy precipitation or high winds; - Ensure that all exposed soil is provided with temporary drainage and soil protection when construction activity is shut down during the winter periods; and - Inform construction personnel prior to construction and periodically during construction activities of environmental concerns, pertinent laws and regulations, and elements of the proposed erosion control measures.	Project Applicant	Prior to issuance of grading permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/date)
Mitigation Measure GEO – 2 The project proponent shall retain a registered geotechnical engineer to prepare a design level geotechnical analysis prior to the issuance of any grading and/or building permit. The design-level analysis shall address site preparation measures and foundation design requirements of the project. The design-level analysis shall be prepared to the satisfaction of the City of Fresno. Final design-level project plans shall be designed in accordance with the approved geotechnical analysis. This shall include certification of engineered fills and subgrade preparation through monitoring of earthwork and compaction testing by a geotechnical engineer during construction.				
Hydrology				
Mitigation Measure HYD – 1 The project proponent shall retain a qualified consultant to prepare a drainage / grading plan prior to the issuance of any grading and/or building permit. The design-level analysis shall be prepared to the satisfaction of the City of Fresno. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing storm drain system.	Project Applicant	Prior to issuance of building permits	City of Fresno	
Mitigation Measure HYD - 2 The Project will implement the City of Fresno Water Conservation Program, including implementation of the State's Water Efficient Landscape Ordinance. The California Water Conservation Act mandates a 20 percent reduction in water usage by 2020. The City will meet the reduction target with measures applicable to new and existing development. Reductions beyond the state mandated 20 percent are possible with the use of building and landscaping water conservation features. The reductions from buildings can be achieved with high efficiency toilets, low-flow faucets,				

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/date)
and water-efficient appliances such as dishwashers. Water savings from landscaping would be achieved primarily through the use of drought-tolerant landscaping or xeriscaping.				
Land Use				
Mitigation Measure LU – 1 As a condition of approval, the project developer will be required to obtain the following entitlements: - General Plan Amendment for 417-140-21 from planned land use from RM (Residential Medium Density) to RMX (Regional Mixed-Use); - Rezone Application for 417-140-21 from RS-5 / EQ (Residential Single-Family / Equine Overlay) zone district to the RMX (Regional Mixed Use) zone district; - Rezone Application to Modify Conditions of Zoning for 417-231-19 and 417-140-26 to remove previously established conditions of zoning.	Project Applicant / City of Fresno	Condition of Approval	City of Fresno	
Traffic				
Mitigation Measure TRA – 1 Provide pedestrian connectivity to the adjacent commercial shopping center and the existing residential developments to the west and north.	Project Applicant	Prior to issuance of building permits	City of Fresno	
Mitigation Measure TRA – 2 Provide bicycle storage facilities on-site to encourage use of pedestrian, bicycle and transit modes for accessing the project site.				
Mitigation Measure TRA – 3 Access to San Jose Avenue and N.				

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/date)
Colonial Avenue should be restricted to emergency access only. Mitigation Measure TRA – 4 The project shall pay into applicable transportation fee programs. These include a Fresno Major Street Impact Fee (FMSI), a Traffic Signal Mitigation Impact Fee (TSMI) and a Regional Transportation Mitigation Fee (RTMF). The FMSI Fee will be calculated and assessed during the building permit process. The RTMF will be calculated and assessed by Fresno COG.				

MEIR Mitigation Measure Monitoring Checklist for Environmental Assessment **No. P18-03659 for the Fig Garden Financial Office Complex Project**

May 2019

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 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:

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Aesthetics (continued):									
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.		Prior to issuance of building permits	DARM	X				X	
Verification comments:									
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.		Prior to issuance of building permits	DARM	X				X	
Verification comments:									
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.		Prior to issuance of building permits	DARM						X
Verification comments:									

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Aesthetics (continued):

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

Air Quality:

AIR-1: Projects that include five or more heavy-duty truck deliveries per day with sensitive receptors located within 300 feet of the truck loading area shall provide a screening analysis to determine if the project has the potential to exceed criteria pollutant concentration based standards and thresholds for 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: - Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards. - Post signs requiring drivers to limit idling to 5 minutes or less. Verification comments:	Prior to development project approval	DARM						X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Air Quality (continued):									
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: • 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. <i>(continued on next page)</i>		Prior to development project approval	DARM						
									X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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F - Not Applicable

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F
Air Quality (continued):								
AIR-2 (continued from previous page) - For large distribution centers where the owner controls the vehicle fleet, provide facilities to support alternative fueled trucks powered by fuels such as natural gas or bio-diesel - Utilize electric powered material handling equipment where feasible for the weight and volume of material to be moved. Verification comments:	[see previous page]	[see previous page]						
AIR-3: Require developers proposing projects on ARB's list of projects in its Air Quality and Land Use Handbook (Handbook) warranting special consideration to prepare a cumulative health risk assessment when sensitive receptors are located within the distance screening criteria of the facility as listed in the ARB Handbook. Verification comments:	Prior to development project approval	DARM						X

A - Incorporated into Project

B - Mitigated

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D - Responsible Agency Contacted

E - Part of City-Wide Program

F - Not Applicable

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Biological Resources:								
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. Verification comments:	Prior to development project approval	DARM						X
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>	Prior to development project approval	DARM						X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Biological Resources *(continued)*:

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Biological Resources *(continued)*:

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:	<i>[see previous page]</i>	<i>[see previous page]</i>						
			X				X	
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>	Prior to development project approval and during construction activities	DARM						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Biological Resources *(continued)*:

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. Verification comments:	Prior to development project approval	DARM						X

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. Verification comments:	Prior to development project approval	DARM						X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Biological Resources *(continued)*:

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. Verification comments:	Prior to development project approval	DARM						X
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>	Prior to development project approval; but for long-term operational BMPs, prior to issuance of occupancy	DARM						X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Biological Resources *(continued)*:

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

Cultural Resources:

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Cultural Resources *(continued)*:

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. Verification comments:	<i>[see previous page]</i>	<i>[see previous page]</i>						
			X					X
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>	Prior to commencement of, and during, construction activities	DARM						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Cultural Resources *(continued)*:

CUL-2 <i>(continued from previous page)</i> 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. 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>	<i>[see previous page]</i>	<i>[see previous page]</i>						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Cultural Resources (continued):

CUL-2 <i>(further continued from previous two pages)</i> to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study. 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. 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 <i>(continued on next page)</i>	[see Page 14]	[see Page 14]						

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

A - Incorporated into Project
B - Mitigated

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
CUL-3 <i>(continued from previous page)</i> 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. 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 <i>(continued on next page)</i>	<i>[see previous page]</i>	<i>[see previous page]</i>						

A - Incorporated into Project
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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Cultural Resources *(continued)*:

CUL-3 <i>(further continued from previous two pages)</i> resources found during the field survey or literature review shall include a paleontological monitor. The monitoring period shall be determined by the qualified paleontologist. If additional paleontological/geological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed. Verification comments:	<i>[see Page 17]</i>	<i>[see Page 17]</i>					
CUL-4: In the event that 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>	Prior to commencement of, and during, construction activities	DARM	X				X

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Cultural Resources *(continued)*:

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

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
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Hazards and Hazardous Materials

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:	Prior to development approvals	DARM						
								X
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:	Prior to development approvals	DARM						
								X
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:	Prior to development approvals	DARM						
								X

A - Incorporated into Project
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F - Not Applicable

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

A - Incorporated into Project
B - Mitigated

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F - Not Applicable

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality									
HYD-1: The City shall develop and implement water conservation measures to reduce the per capita water use to 215 gallons per capita per day. Verification comments:		Prior to water demand exceeding water supply	Department of Public Utilities (DPU)	X				X	
HYD-2: The City shall continue to be an active participant in the Kings Water Authority and the implementation of the Kings Basin IRWMP. Verification comments:		Ongoing	DPU						X
HYD-5.1: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan collection systems to less than significant. Implement the existing Storm Drainage Master Plan (SDMP) for collection systems in drainage areas where the amount of imperviousness is unaffected by the change in land uses. <i>(continued on next page)</i>		Prior to exceedance of capacity of existing stormwater drainage facilities	Fresno Metropolitan Flood Control District (FMFCD), DARM, and PW						X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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F - Not Applicable

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE				WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F			
Hydrology and Water Quality (continued):														
HYD-5.1 (continued from previous page) - 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. 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.							[see previous page]		[see previous page]					
Verification comments:														

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality (<i>continued</i>):								
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: 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: • 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. Verification comments:	Prior to exceedance of capacity of existing retention basin facilities	FMFCD, DARM, and PW						
								X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Hydrology and Water Quality (*continued*):

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. 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: • 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. Verification comments:	Prior to exceedance of capacity of existing urban detention basin (stormwater quality) facilities	FMFCD, DARM, and PW						
								X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Hydrology and Water Quality *(continued)*:

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. - 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. Verification comments:	Prior to exceedance of capacity of existing pump disposal systems	FMFCD, DARM, and PW						
								X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Hydrology and Water Quality (*continued*):

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

Public Services:

PS-1: As future fire facilities are planned, the fire department shall evaluate if specific environmental effects would occur. Typical impacts from fire facilities include noise, traffic, and lighting. Typical mitigation to reduce these impacts includes: 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. Verification comments:	During the planning process for future fire department facilities	DARM						
							X	

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Public Services (continued):									
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:		During the planning process for future Police Department facilities	DARM					X	
• <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.									
Verification comments:								X	
PS-3: As future public and private school facilities are planned, school districts shall evaluate if specific environmental effects would occur with regard to public schools, and DARM shall evaluate other school facilities. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from school facilities includes:		During the planning process for future school facilities	DARM, local school districts, and the Division of the State Architect						
(continued on next page)									

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Public Services (continued):									
PS-3 (continued from previous page)		[see previous page]	[see previous page]						
- 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.									
Verification comments:									
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:		During the planning process for future park and recreation facilities	DARM					X	
- 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.									
Verification comments:									

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Public Services (continued):								
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: • <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. Verification comments:	During the planning process for future detention, court, library, and hospital facilities	DARM, to the extent that agencies constructing these facilities are subject to City of Fresno regulation					X	
Utilities and Service Systems								
USS-1: The City shall develop and implement a wastewater master plan update. Verification comments:	Prior to wastewater conveyance and treatment demand exceeding capacity	DPU						X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Utilities and Service Systems *(continued)*:

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: - 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. Verification comments:	Prior to exceeding existing wastewater treatment capacity	DPU						X
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>	Prior to exceeding existing wastewater treatment capacity	DPU						X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems (continued):									
USS-3 <i>(continued from previous page)</i> approximately the year 2025, the City shall construct the following improvements: - 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.		[see previous page]	[see previous page]						
Verification comments:									
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.		Prior to construction of water and sewer facilities	PW for work in the City; PW and Fresno County Public Works and Planning when unincorporated area roadways are involved					X	
Verification comments:									

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

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. - 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. <i>(continued on next page)</i>	Prior to exceeding capacity within the existing wastewater collection system facilities	DPU						
								X

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

USS-5 <i>(continued from previous page)</i> - 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. Verification comments:	<i>[see previous page]</i>	<i>[see previous page]</i>						

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems <i>(continued)</i> :									
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. Verification comments:		Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1 of the MEIR	DPU						X
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. 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. <i>(continued on next page)</i>		Prior to exceeding existing water supply capacity	DPU						X

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems (continued):									
USS-7 (continued from previous page)		[see previous page]	[see previous page]						
- 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.									
Verification comments:									
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.		Prior to exceeding capacity within the existing water conveyance facilities	DPU						X
Construct 65 new groundwater wells, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.									
<i>(continued on next page)</i>									

A - Incorporated into Project
B - Mitigated

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F - Not Applicable

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Utilities and Service Systems *(continued)*:

USS-8 <i>(continued from previous page)</i> - 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. <i>(continued on next page)</i>	[see previous page]	[see previous page]						

A - Incorporated into Project
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D - Responsible Agency Contacted

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F - Not Applicable

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Utilities and Service Systems *(continued)*:

USS-8 <i>(continued from previous two pages)</i> - Construct 50.3 miles of regional water transmission mains ranging in size from 24-inch to 48-inch diameter, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. - Construct 95.9 miles of 16-inch diameter transmission grid mains, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Verification comments:	[see Page 37]	[see Page 37]						
USS-9: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided after approximately the year 2025 and additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update. <i>(continued on next page)</i>	Prior to exceeding capacity within the existing water conveyance facilities	DPU						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Utilities and Service Systems (continued):

USS-9 (continued from previous page) - 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. 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. Verification comments:	[see previous page]	[see previous page]						

Utilities and Service Systems - Hydrology and Water Quality

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. Verification comments:	During the dry season	Fresno Irrigation District (FID)						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - Biological Resources:								
USS-11: When FMFCD proposes to provide drainage service outside of urbanized areas: (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. (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 <i>(continued on next page)</i>	Prior to development approvals outside of highly urbanized areas	California Regional Water Quality Control Board (RWQCB), and USACE						
								X

A - Incorporated into Project

B - Mitigated

C - Mitigation in Process

D - Responsible Agency Contacted

E - Part of City-Wide Program

F - Not Applicable

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Utilities and Service Systems - Biological Resources (continued):

USS-11 <i>(continued from previous page)</i> 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. (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: 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 <i>(continued on next page)</i>	<i>[see previous page]</i>	<i>[see previous page]</i>						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Utilities and Service Systems - Biological Resources (continued):

USS-11 <i>(continued from previous two pages)</i> 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. 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. (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. <i>(continued on next page)</i>	[see Page 41]	[see Page 41]						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Utilities and Service Systems - Biological Resources (continued):

USS-11 <i>(continued from previous three pages)</i> 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. Or (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. Verification comments:	[see Page 41]	[see Page 41]						
USS-12: When FMFCD proposes to provide drainage service outside in areas that support seasonal wetlands or vernal pools: (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 <i>(continued on next page)</i>	During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools	California Department of Fish & Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS)						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
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F - Not Applicable

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Utilities and Service Systems - Biological Resources (continued):

USS-12 <i>(continued from previous page)</i> 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. (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: • 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. <i>(continued on next page)</i>	<i>[see previous page]</i>	<i>[see previous page]</i>						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Utilities and Service Systems - Biological Resources (continued):

USS-12 <i>(continued from previous two pages)</i> The habitat quality of the on-site occurrence relative to historic, current or potential distribution of the population. (c) Prior to design approval, and in consultation with the CDFG and/or the USFWS, FMFCD shall prepare and implement a mitigation plan, in accordance with any applicable State and/or federal statutes or laws, that reduces impacts to a less than significant level. Verification comments:	[see Page 44]	[see Page 44]						
USS-13: When FMFCD proposes to provide drainage service outside in areas that support seasonal wetlands or vernal pools: (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. <i>(continued on next page)</i>	During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools	CDFW and USFWS						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - <i>Biological Resources (continued)</i>:								
USS-13 <i>(continued from previous page)</i> (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. (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. Verification comments:	<i>[see previous page]</i>	<i>[see previous page]</i>						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Utilities and Service Systems - Biological Resources (continued):

USS-14: When FMFCD proposes to construct drainage facilities in an area where elderberry bushes may occur: (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. (b) FMFCD shall avoid and protect all potential identified VELB habitat where feasible. (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. Verification comments:	During facility design and prior to initiation of construction activities	CDFW and USFWS						
								X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Utilities and Service Systems - Biological Resources (continued):

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. Verification comments:	Prior to ground disturbing activities during nesting season (March through July) for a project that supports bird nesting habitat	CDFW and USFWS						X
USS-16: When FMFCD proposes to construct drainage facilities in an area that supports bird nesting habitat: (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. <i>(continued on next page)</i>	Prior to ground disturbing activities during nesting season (March through July) for a project that supports bird nesting habitat	CDFW and USFWS						X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Utilities and Service Systems - Biological Resources (continued):

USS-16 <i>(continued from previous page)</i> (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. 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. <i>(continued on next page)</i>	<i>[see previous page]</i>	<i>[see previous page]</i>						

A - Incorporated into Project
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D - Responsible Agency Contacted

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Utilities and Service Systems - Biological Resources (continued):

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

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

Utilities and Service Systems / Biological Resources (continued):

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:	[see previous page]	[see previous page]	

Utilities and Service Systems – Recreation / Trails:

USS-18: When FMFCD updates its District Service Plan:	Prior to final design approval of all elements of the District Services Plan	DARM, PW, City of Clovis, and County of Fresno	X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

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

USS-18 <i>(continued from previous page)</i> (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. (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. Verification comments:	[see previous page]	[see previous page]						

Utilities and Service Systems – Air Quality:

USS-19: When District drainage facilities are constructed, FMFCD shall: (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. <i>(continued on next page)</i>	During storm water drainage facility construction activities	Fresno Metropolitan Flood Control District and SJVAPCD	X			X							

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Utilities and Service Systems – Air Quality (continued):

USS-19 <i>(continued from previous page)</i>			
(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.		[see previous page]	[see previous page]
(c) Off-road trucks should be equipped with on-road engines if possible.			
(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.			
Verification comments:			

Utilities and Service Systems – Adequacy of Storm Water Drainage Facilities:

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. Verification comments:	Prior to exceeding capacity within the existing storm water drainage facilities	FMFCD, PW, and DARM	X				X	

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR Fig Garden Financial Center Office **May 2019**

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

Utilities and Service Systems – Adequacy of Water Supply Capacity:

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. Implementation of Mitigation Measure USS-5 is also required prior to approximately the year 2025. Verification comments:	Prior to exceeding existing water supply capacity	DPU and DARM	X				X	

Utilities and Service Systems – Adequacy of Landfill Capacity:

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. Verification comments:	Prior to exceeding landfill capacity	DPU and DARM	X				X	

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

Chapter 5

PREPARERS

LIST OF PREPARERS AND CONSULTATIONS

List of Preparers

Crawford & Bowen Planning, Inc.

- Travis Crawford, AICP, Principal Environmental Planner
- Emily Bowen, LEED AP, Principal Environmental Planner

Persons and Agencies Consulted

City of Fresno

- Margo Lerwill, Planner

Appendices

Appendix A

Air Emissions Output Table

Fig Garden Land Holdings Plan Amendment - San Joaquin Valley Unified APCD Air District, Annual

Fig Garden Land Holdings Plan Amendment San Joaquin Valley Unified APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	90.00	1000sqft	1.08	90,000.00	0
Parking Lot	329.00	Space	2.35	131,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2000

Utility Company

CO2 Intensity (lb/MW/hr)	0	CH4 Intensity (lb/MW/hr)	0	N2O Intensity (lb/MW/hr)	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project includes a 4-story office building with 90,000 sq ft of floor space on a 1.08 acre lot. Project also includes a 2.35 acre parking lot, which will be built over a demolished 44-unit apartment building.

Construction Phase -

Vehicle Trips - Weekday trip rate has been reconciled with the Trip Generation Analysis performed by Precision Civil Engineering, Inc.

Mobile Land Use Mitigation - Proposed Project is within 1/4 mile of Fig Garden Village - a major job center and within 1/2 mile of the City of Fresno Palm/Butler Bus Service.

Fig Garden Land Holdings Plan Amendment - San Joaquin Valley Unified APCD Air District, Annual

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	2.07	1.08
tblLandUse	LotAcreage	2.96	2.35
tblVehicleTrips	WD_TR	11.42	11.03

2.0 Emissions Summary

Fig Garden Land Holdings Plan Amendment - San Joaquin Valley Unified APCD Air District, Annual

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.2024	1.8806	1.3831	2.8100e-003	0.1185	0.0954	0.2139	0.0511	0.0893	0.1404	0.0000	251.4244	251.4244	0.0492	0.0000	252.6533
2020	0.8419	1.6818	1.4552	3.0900e-003	0.0623	0.0819	0.1442	0.0169	0.0770	0.0939	0.0000	274.2992	274.2992	0.0481	0.0000	275.5004
Maximum	0.8419	1.8806	1.4552	3.0900e-003	0.1185	0.0954	0.2139	0.0511	0.0893	0.1404	0.0000	274.2992	274.2992	0.0492	0.0000	275.5004

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.2024	1.8806	1.3831	2.8100e-003	0.1185	0.0954	0.2139	0.0511	0.0893	0.1404	0.0000	251.4242	251.4242	0.0492	0.0000	252.6530
2020	0.8419	1.6818	1.4552	3.0900e-003	0.0623	0.0819	0.1442	0.0169	0.0770	0.0939	0.0000	274.2990	274.2990	0.0481	0.0000	275.5002
Maximum	0.8419	1.8806	1.4552	3.0900e-003	0.1185	0.0954	0.2139	0.0511	0.0893	0.1404	0.0000	274.2990	274.2990	0.0492	0.0000	275.5002

[illegible]

Fig Garden Land Holdings Plan Amendment - San Joaquin Valley Unified APCD Air District, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	7-1-2019	9-30-2019	1.1116	1.1116
2	10-1-2019	12-31-2019	0.9573	0.9573
3	1-1-2020	3-31-2020	0.8603	0.8603
4	4-1-2020	6-30-2020	0.8577	0.8577
5	7-1-2020	9-30-2020	0.7742	0.7742
		Highest	1.1116	1.1116

2.2 Overall Operational

Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Area	0.4680	5.0000e-005	6.8200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	7.4900e-003	7.4900e-003	5.0000e-005	0.0000	8.7600e-003
Energy	0.0111	0.1005	0.0844	6.0000e-004		7.6400e-003	7.6400e-003		7.6400e-003	7.6400e-003	0.0000	109.4065	109.4065	2.1000e-003	2.0100e-003	110.0566
Mobile	2.2952	9.9751	25.3707	0.0635	0.7080	0.2671	0.9751	0.1907	0.2548	0.4455	0.0000	1,243.4834	1,243.4834	0.2695	0.0000	1,250.2195
Waste						0.0000	0.0000		0.0000	0.0000	16.9903	0.0000	16.9903	1.0041	0.0000	42.0929
Water						0.0000	0.0000		0.0000	0.0000	5.0748	0.0000	5.0748	0.5212	0.0123	21.7732
Total	2.7742	10.0757	25.4619	0.0641	0.7080	0.2747	0.9827	0.1907	0.2624	0.4531	22.0651	1,352.8974	1,374.9625	1.7969	0.0143	1,424.1510

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2.2 Overall Operational

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Area	0.4680	5.0000e-005	6.8200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	7.4900e-003	7.4900e-003	5.0000e-005	0.0000	8.7600e-003
Energy	0.0111	0.1005	0.0844	6.0000e-004		7.6400e-003	7.6400e-003		7.6400e-003	7.6400e-003	0.0000	109.4065	109.4065	2.1000e-003	2.0100e-003	110.0566
Mobile	1.9423	7.6196	19.2470	0.0474	0.4770	0.2002	0.6772	0.1285	0.1909	0.3194	0.0000	891.4175	891.4175	0.2289	0.0000	897.1390
Waste						0.0000	0.0000		0.0000	0.0000	16.9903	0.0000	16.9903	1.0041	0.0000	42.0929
Water						0.0000	0.0000		0.0000	0.0000	5.0748	0.0000	5.0748	0.5212	0.0123	21.7732
Total	2.4214	7.7201	19.3383	0.0480	0.4770	0.2078	0.6848	0.1285	0.1986	0.3271	22.0651	1,000.831 ₅	1,022.896 ₆	1.7563	0.0143	1,071.070 ₄

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	12.72	23.38	24.05	25.05	32.62	24.36	30.31	32.62	24.32	27.81	0.00	26.02	25.61	2.26	0.00	24.79

3.0 Construction Detail

Construction Phase

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/1/2019	7/26/2019	5	20	
2	Site Preparation	Site Preparation	7/27/2019	8/2/2019	5	5	
3	Grading	Grading	8/3/2019	8/14/2019	5	8	
4	Building Construction	Building Construction	8/15/2019	7/1/2020	5	230	
5	Paving	Paving	7/2/2020	7/27/2020	5	18	
6	Architectural Coating	Architectural Coating	7/28/2020	8/20/2020	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 2.35

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 135,000; Non-Residential Outdoor: 45,000; Striped Parking Area: 7,896 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	6.00	132	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

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Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	17.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	84.00	36.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2019

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Off-Road	0.0351	0.3578	0.2206	3.9000e-004		0.0180	0.0180	0.0167	0.0167	0.0167	0.0000	34.6263	34.6263	9.6300e-003	0.0000	34.8672
Total	0.0351	0.3578	0.2206	3.9000e-004		0.0180	0.0180	0.0167	0.0167	0.0167	0.0000	34.6263	34.6263	9.6300e-003	0.0000	34.8672

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3.2 Demolition - 2019

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-004	4.9000e-004	4.9200e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1113	1.1113	4.0000e-005	0.0000	1.1122
Total	7.0000e-004	4.9000e-004	4.9200e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1113	1.1113	4.0000e-005	0.0000	1.1122

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.0351	0.3578	0.2206	3.9000e-004		0.0180	0.0180		0.0167	0.0167	0.0000	34.6263	34.6263	9.6300e-003	0.0000	34.8671
Total	0.0351	0.3578	0.2206	3.9000e-004		0.0180	0.0180		0.0167	0.0167	0.0000	34.6263	34.6263	9.6300e-003	0.0000	34.8671

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3.2 Demolition - 2019

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-004	4.9000e-004	4.9200e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1113	1.1113	4.0000e-005	0.0000	1.1122
Total	7.0000e-004	4.9000e-004	4.9200e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1113	1.1113	4.0000e-005	0.0000	1.1122

3.3 Site Preparation - 2019

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0108	0.1139	0.0552	9.0000e-005		5.9800e-003	5.9800e-003		5.5000e-003	5.5000e-003	0.0000	8.5422	8.5422	2.7000e-003	0.0000	8.6097
Total	0.0108	0.1139	0.0552	9.0000e-005	0.0452	5.9800e-003	0.0512	0.0248	5.5000e-003	0.0303	0.0000	8.5422	8.5422	2.7000e-003	0.0000	8.6097

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3.3 Site Preparation - 2019

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.4800e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3334	0.3334	1.0000e-005	0.0000	0.3337
Total	2.1000e-004	1.5000e-004	1.4800e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3334	0.3334	1.0000e-005	0.0000	0.3337

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0108	0.1139	0.0552	9.0000e-005		5.9800e-003	5.9800e-003		5.5000e-003	5.5000e-003	0.0000	8.5422	8.5422	2.7000e-003	0.0000	8.6097
Total	0.0108	0.1139	0.0552	9.0000e-005	0.0452	5.9800e-003	0.0512	0.0248	5.5000e-003	0.0303	0.0000	8.5422	8.5422	2.7000e-003	0.0000	8.6097

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3.3 Site Preparation - 2019

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.4800e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3334	0.3334	1.0000e-005	0.0000	0.3337
Total	2.1000e-004	1.5000e-004	1.4800e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3334	0.3334	1.0000e-005	0.0000	0.3337

3.4 Grading - 2019

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust	0.0103	0.1134	0.0652	1.2000e-004	0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0103	0.1134	0.0652	1.2000e-004	0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0103	0.1134	0.0652	1.2000e-004	0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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3.4 Grading - 2019

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.0000e-004	1.9700e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4445	0.4445	1.0000e-005	0.0000	0.4449
Total	2.8000e-004	2.0000e-004	1.9700e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4445	0.4445	1.0000e-005	0.0000	0.4449

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust	0.0103	0.1134	0.0652	1.2000e-004	0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0103	0.1134	0.0652	1.2000e-004	0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0103	0.1134	0.0652	1.2000e-004	0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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3.4 Grading - 2019

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.0000e-004	1.9700e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4445	0.4445	1.0000e-005	0.0000	0.4449
Total	2.8000e-004	2.0000e-004	1.9700e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4445	0.4445	1.0000e-005	0.0000	0.4449

3.5 Building Construction - 2019

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.1169	1.0434	0.8496	1.3300e-003		0.0639	0.0639		0.0600	0.0600	0.0000	116.3766	116.3766	0.0284	0.0000	117.0853
Total	0.1169	1.0434	0.8496	1.3300e-003		0.0639	0.0639		0.0600	0.0600	0.0000	116.3766	116.3766	0.0284	0.0000	117.0853

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3.5 Building Construction - 2019
Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.7000e-003	0.2377	0.0478	5.1000e-004	0.0118	1.8000e-003	0.0136	3.4100e-003	1.7200e-003	5.1300e-003	0.0000	48.5283	48.5283	4.0500e-003	0.0000	48.6296
Worker	0.0193	0.0136	0.1365	3.4000e-004	0.0332	2.4000e-004	0.0335	8.8400e-003	2.3000e-004	9.0600e-003	0.0000	30.8049	30.8049	9.9000e-004	0.0000	30.8296
Total	0.0280	0.2512	0.1842	8.5000e-004	0.0451	2.0400e-003	0.0471	0.0123	1.9500e-003	0.0142	0.0000	79.3333	79.3333	5.0400e-003	0.0000	79.4591

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1169	1.0434	0.8496	1.3300e-003		0.0639	0.0639		0.0600	0.0600	0.0000	116.3764	116.3764	0.0284	0.0000	117.0852
Total	0.1169	1.0434	0.8496	1.3300e-003		0.0639	0.0639		0.0600	0.0600	0.0000	116.3764	116.3764	0.0284	0.0000	117.0852

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3.5 Building Construction - 2019

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.7000e-003	0.2377	0.0478	5.1000e-004	0.0118	1.8000e-003	0.0136	3.4100e-003	1.7200e-003	5.1300e-003	0.0000	48.5283	48.5283	4.0500e-003	0.0000	48.6296
Worker	0.0193	0.0136	0.1365	3.4000e-004	0.0332	2.4000e-004	0.0335	8.8400e-003	2.3000e-004	9.0600e-003	0.0000	30.8049	30.8049	9.9000e-004	0.0000	30.8296
Total	0.0280	0.2512	0.1842	8.5000e-004	0.0451	2.0400e-003	0.0471	0.0123	1.9500e-003	0.0142	0.0000	79.3333	79.3333	5.0400e-003	0.0000	79.4591

3.5 Building Construction - 2020

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.1389	1.2567	1.1036	1.7600e-003		0.0732	0.0732		0.0688	0.0688	0.0000	151.7045	151.7045	0.0370	0.0000	152.6298
Total	0.1389	1.2567	1.1036	1.7600e-003		0.0732	0.0732		0.0688	0.0688	0.0000	151.7045	151.7045	0.0370	0.0000	152.6298

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3.5 Building Construction - 2020
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.3400e-003	0.2870	0.0544	6.7000e-004	0.0156	1.5800e-003	0.0172	4.5200e-003	1.5100e-003	6.0300e-003	0.0000	63.6707	63.6707	5.0300e-003	0.0000	63.7963
Worker	0.0233	0.0158	0.1604	4.4000e-004	0.0440	3.1000e-004	0.0443	0.0117	2.9000e-004	0.0120	0.0000	39.5006	39.5006	1.1300e-003	0.0000	39.5289
Total	0.0326	0.3028	0.2149	1.1100e-003	0.0596	1.8900e-003	0.0615	0.0162	1.8000e-003	0.0180	0.0000	103.1712	103.1712	6.1600e-003	0.0000	103.3252

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.1389	1.2567	1.1036	1.7600e-003		0.0732	0.0732		0.0688	0.0688	0.0000	151.7044	151.7044	0.0370	0.0000	152.6296
Total	0.1389	1.2567	1.1036	1.7600e-003		0.0732	0.0732		0.0688	0.0688	0.0000	151.7044	151.7044	0.0370	0.0000	152.6296

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3.5 Building Construction - 2020

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.3400e-003	0.2870	0.0544	6.7000e-004	0.0156	1.5800e-003	0.0172	4.5200e-003	1.5100e-003	6.0300e-003	0.0000	63.6707	63.6707	5.0300e-003	0.0000	63.7963
Worker	0.0233	0.0158	0.1604	4.4000e-004	0.0440	3.1000e-004	0.0443	0.0117	2.9000e-004	0.0120	0.0000	39.5006	39.5006	1.1300e-003	0.0000	39.5289
Total	0.0326	0.3028	0.2149	1.1100e-003	0.0596	1.8900e-003	0.0615	0.0162	1.8000e-003	0.0180	0.0000	103.1712	103.1712	6.1600e-003	0.0000	103.3252

3.6 Paving - 2020

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.0107	0.1062	0.1105	1.7000e-004		5.8600e-003	5.8600e-003		5.4000e-003	5.4000e-003	0.0000	14.7348	14.7348	4.6300e-003	0.0000	14.8506
Paving	3.0800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0137	0.1062	0.1105	1.7000e-004		5.8600e-003	5.8600e-003		5.4000e-003	5.4000e-003	0.0000	14.7348	14.7348	4.6300e-003	0.0000	14.8506

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3.6 Paving - 2020

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.6000e-004	5.2000e-004	5.2500e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2923	1.2923	4.0000e-005	0.0000	1.2932
Total	7.6000e-004	5.2000e-004	5.2500e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2923	1.2923	4.0000e-005	0.0000	1.2932

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.0107	0.1062	0.1105	1.7000e-004		5.8600e-003	5.8600e-003	5.4000e-003	5.4000e-003	5.4000e-003	0.0000	14.7348	14.7348	4.6300e-003	0.0000	14.8506
Paving	3.0800e-003					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0137	0.1062	0.1105	1.7000e-004		5.8600e-003	5.8600e-003	5.4000e-003	5.4000e-003	5.4000e-003	0.0000	14.7348	14.7348	4.6300e-003	0.0000	14.8506

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3.6 Paving - 2020

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.6000e-004	5.2000e-004	5.2500e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2923	1.2923	4.0000e-005	0.0000	1.2932
Total	7.6000e-004	5.2000e-004	5.2500e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2923	1.2923	4.0000e-005	0.0000	1.2932

3.7 Architectural Coating - 2020

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Archit. Coating	0.6532					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1800e-003	0.0152	0.0165	3.0000e-005		1.0000e-003	1.0000e-003	1.0000e-003	1.0000e-003	1.0000e-003	0.0000	2.2979	2.2979	1.8000e-004	0.0000	2.3024
Total	0.6554	0.0152	0.0165	3.0000e-005		1.0000e-003	1.0000e-003	1.0000e-003	1.0000e-003	1.0000e-003	0.0000	2.2979	2.2979	1.8000e-004	0.0000	2.3024

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3.7 Architectural Coating - 2020
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.5000e-004	4.4000e-004	4.4600e-003	1.0000e-005	1.2200e-003	1.0000e-005	1.2300e-003	3.3000e-004	1.0000e-005	3.3000e-004	0.0000	1.0984	1.0984	3.0000e-005	0.0000	1.0992
Total	6.5000e-004	4.4000e-004	4.4600e-003	1.0000e-005	1.2200e-003	1.0000e-005	1.2300e-003	3.3000e-004	1.0000e-005	3.3000e-004	0.0000	1.0984	1.0984	3.0000e-005	0.0000	1.0992

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Archit. Coating	0.6532					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1800e-003	0.0152	0.0165	3.0000e-005		1.0000e-003	1.0000e-003	1.0000e-003	1.0000e-003	1.0000e-003	0.0000	2.2979	2.2979	1.8000e-004	0.0000	2.3024
Total	0.6554	0.0152	0.0165	3.0000e-005		1.0000e-003	1.0000e-003	1.0000e-003	1.0000e-003	1.0000e-003	0.0000	2.2979	2.2979	1.8000e-004	0.0000	2.3024

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3.7 Architectural Coating - 2020

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.5000e-004	4.4000e-004	4.4600e-003	1.0000e-005	1.2200e-003	1.0000e-005	1.2300e-003	3.3000e-004	1.0000e-005	3.3000e-004	0.0000	1.0984	1.0984	3.0000e-005	0.0000	1.0992
Total	6.5000e-004	4.4000e-004	4.4600e-003	1.0000e-005	1.2200e-003	1.0000e-005	1.2300e-003	3.3000e-004	1.0000e-005	3.3000e-004	0.0000	1.0984	1.0984	3.0000e-005	0.0000	1.0992

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Destination Accessibility

Increase Transit Accessibility

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.9423	7.6196	19.2470	0.0474	0.4770	0.2002	0.6772	0.1285	0.1909	0.3194	0.0000	891.4175	891.4175	0.2289	0.0000	897.1390
Unmitigated	2.2952	9.9751	25.3707	0.0635	0.7080	0.2671	0.9751	0.1907	0.2548	0.4455	0.0000	1,243.4834	1,243.4834	0.2695	0.0000	1,250.2195

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated		
	Weekday	Saturday	Sunday	Annual VMT		Annual VMT		
Office Park	992.70	147.60	68.40	1,854,444		1,249,486		
Parking Lot	0.00	0.00	0.00					
Total	992.70	147.60	68.40	1,854,444		1,249,486		

4.3 Trip Type Information

Land Use	Miles				Trip %				Trip Purpose %			
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by			
Office Park	9.50	7.30	7.30	33.00	48.00	19.00	82	15	3			
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0			

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Office Park	0.471860	0.098559	0.152637	0.110567	0.032842	0.006164	0.021078	0.096768	0.001251	0.001645	0.002796	0.001124	0.002709
Parking Lot	0.471860	0.098559	0.152637	0.110567	0.032842	0.006164	0.021078	0.096768	0.001251	0.001645	0.002796	0.001124	0.002709

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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0111	0.1005	0.0844	6.0000e-004		7.6400e-003	7.6400e-003		7.6400e-003	7.6400e-003	0.0000	109.4065	109.4065	2.1000e-003	2.0100e-003	110.0566
NaturalGas Unmitigated	0.0111	0.1005	0.0844	6.0000e-004		7.6400e-003	7.6400e-003		7.6400e-003	7.6400e-003	0.0000	109.4065	109.4065	2.1000e-003	2.0100e-003	110.0566

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5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Office Park	2.0502e+006	0.0111	0.1005	0.0844	6.0000e-004		7.6400e-003	7.6400e-003		7.6400e-003	7.6400e-003	0.0000	109.4065	109.4065	2.1000e-003	2.0100e-003	110.0566
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0111	0.1005	0.0844	6.0000e-004		7.6400e-003	7.6400e-003		7.6400e-003	7.6400e-003	0.0000	109.4065	109.4065	2.1000e-003	2.0100e-003	110.0566

Mitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Office Park	2.0502e+006	0.0111	0.1005	0.0844	6.0000e-004		7.6400e-003	7.6400e-003		7.6400e-003	7.6400e-003	0.0000	109.4065	109.4065	2.1000e-003	2.0100e-003	110.0566
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0111	0.1005	0.0844	6.0000e-004		7.6400e-003	7.6400e-003		7.6400e-003	7.6400e-003	0.0000	109.4065	109.4065	2.1000e-003	2.0100e-003	110.0566

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Office Park	1.0494e +006	0.0000	0.0000	0.0000	0.0000
Parking Lot	46060	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Office Park	1.0494e +006	0.0000	0.0000	0.0000	0.0000
Parking Lot	46060	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

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Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Mitigated	0.4680	5.0000e-005	6.8200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	7.4900e-003	7.4900e-003	5.0000e-005	0.0000	8.7600e-003
Unmitigated	0.4680	5.0000e-005	6.8200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	7.4900e-003	7.4900e-003	5.0000e-005	0.0000	8.7600e-003

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Architectural Coating	0.1070					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3600					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.6000e-004	5.0000e-005	6.8200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	7.4900e-003	7.4900e-003	5.0000e-005	0.0000	8.7600e-003
Total	0.4680	5.0000e-005	6.8200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	7.4900e-003	7.4900e-003	5.0000e-005	0.0000	8.7600e-003

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6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Architectural Coating	0.1070					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3600					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.6000e-004	5.0000e-005	6.8200e-003	0.0000	2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005	0.0000	7.4900e-003	7.4900e-003	5.0000e-005	0.0000	8.7600e-003
Total	0.4680	5.0000e-005	6.8200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	7.4900e-003	7.4900e-003	5.0000e-005	0.0000	8.7600e-003

7.0 Water Detail

7.1 Mitigation Measures Water

Fig Garden Land Holdings Plan Amendment - San Joaquin Valley Unified APCD Air District, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	5.0748	0.5212	0.0123	21.7732
Unmitigated	5.0748	0.5212	0.0123	21.7732

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Office Park	15.996 / 9.80402	5.0748	0.5212	0.0123	21.7732
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		5.0748	0.5212	0.0123	21.7732

Fig Garden Land Holdings Plan Amendment - San Joaquin Valley Unified APCD Air District, Annual

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Office Park	15.996 / 9.80402	5.0748	0.5212	0.0123	21.7732
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		5.0748	0.5212	0.0123	21.7732

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	16.9903	1.0041	0.0000	42.0929
Unmitigated	16.9903	1.0041	0.0000	42.0929

Fig Garden Land Holdings Plan Amendment - San Joaquin Valley Unified APCD Air District, Annual

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Office Park	83.7	16.9903	1.0041	0.0000	42.0929
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		16.9903	1.0041	0.0000	42.0929

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Office Park	83.7	16.9903	1.0041	0.0000	42.0929
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		16.9903	1.0041	0.0000	42.0929

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

Fig Garden Land Holdings Plan Amendment - San Joaquin Valley Unified APCD Air District, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Appendix B

Project Trip Generation

RECEIVED

VICE

November 14, 2018

NOV 5 2018

Ms. Jill Gormley, TE
City of Fresno Traffic Engineering
2600 Fresno Street, 4th Floor
Fresno, California 93721

**DARM - DEVELOPMENT SERVICES
CITY OF FRESNO**

**Subject: Trip Generation Analysis – Proposed Commercial Office located at
San Jose Avenue and N. Colonial Avenue in Fresno, California**

Dear Ms. Gormley;

Precision Civil Engineering, Inc. (PCE) has completed a trip generation analysis for a proposed office development locate at San Jose Avenue and N. Colonial Avenue. The properties are identified as APN 417-140-21 and 417-231-16. The proposed use will be multi-story office building with approximately 90,000 sf of leasable space. This letter documents the analysis requested in conjunction with the General Plan Amendment for the proposed land use changes.

Background

The proposed project consists of two parcels APN 417-140-21 and 417-231-16, and is proposing to vacate a portion of San Jose and N. Colonial Ave adjacent to the parcels. APN 417-140-21 is currently zoned low density residential and has a previously approved entitlement to build a 13 unit condo/pud development. The proposed project will vacate the protion of N. Colonial Avenue adjcent to APN 417-140-21 and install a cul de sac at the northely property line. APN 417-231-16 is currently zoned medium high residential and has an existing 44 unit multi-family rsidential development. The project is proposing to demolish the existing multi-family development and vacate San Jose Avenue west of the easterly property line. A cul de sac is proposed in San Jose Avenue to allow vehicles to turnaround, refer to Exhibit 1. The existing roadway will be abandoned and demolished to accommodate the development of a multistory office building, parking lots and drive isles. There is curently a noticable amount of cut through traffic utilizing San Jose Avenue to access Palm and Maroa. The abandonment of San Jose Avenue and N. Collonial Avenue will eliminate the cut through traffic. However, access should be maintained for emergency vehicle access.

Based on the newly adopted 2035 General Plan and development code update, APN 417-231-16 has a planned land use of Regional Mixed Use (RMX), which Business and Professional Offices is a permitted use, and only requires ministerial approval. However, APN 417-140-21 is planned for Medium Density Residential (RM) land use, and will require a General Plan Amendment (GPA) to change the land use to RMX to allow the proposed office uses. In accordance with the City of Fresno's "Traffic Impact Study Report Guidelines" (February 2, 2009), a traffic impact study is required when a project includes a GPA which changes the planned land use.

The "Mobility and Transportation" element of the City of Fresno General Plan 2035 breaks down the City of Fresno into four Traffic Impact Zones (TIZ's) on General Plan Figure MT-4. The project lies within TIZ-II, which represents areas of the City that are mostly developed and built out. To encourage in fill development and minimize upfront infrastructure cost, the peak hour Level of Service (LOS) shall be maintained at LOS E or better for all intersections and roadway segments. The trigger for requiring a Traffic Impact Study (TIS) for all development within the TIZ-II is when a project is anticipated to generate 200 or more new peak hour trips.



Trip Generation Analysis

The project proposes to construct 90,000 sf business and professional office development. According to Table 1 the development is anticipated to have 140 AM peak hour trips and 134 PM peak hour trips. The proposed development is anticipated to generate less than 200 peak hour trips, therefore a full Traffic Impact Analysis is not needed.

Table 1 – Office Trip Generation

Land Use	Code ¹	Unit ⁴	Average Weekday Rate	AM Peak Hour ²				PM Peak Hour ³			
				Rate	In	Out	Total	Rate	In	Out	Total
General Office	710	90	11.03	1.56	88%	12%		1.49	17%	83%	
			993		124	17	140		23	111	134

1 Institute of Transportation Engineers, Trip Generation, Ninth Edition (2012).

2 AM Peak Hour Rates are peak hours of adjacent street traffic for AM (7:00-9:00).

3 PM Peak Hour Rates are peak hours of adjacent street traffic for PM (4:00-6:00).

4 Units based 1,000 sf of gross leasable space.

With the proposed abandonment and restricted access to the existing local roads (San Jose Ave and N. Colonial Ave) the proposed project trips will gain access to the project site through the existing commercial and office developments to the west. San Jose Avenue and Palm Avenue will be the main access point. Figure 2 shows the proposed AM and PM peak hour project trips distributed to the following intersections:

1. Palm/Shaw
2. Palm/San Jose
3. Palm/Barstow

All three intersections are currently signalized. The existing lane configurations are shown on Figure 2. The City should continue to monitor these intersections and adjust signal timing as needed to improve the level of services.

Conclusions and Recommendations

The proposed development is anticipated to generate less than 200 peak hour trips, therefore a full Traffic Impact Analysis is not needed.

It is recommended the project implement the following;

1. Provide pedestrian connectivity to the adjacent commercial shopping center and the existing residential developments to the west and north.
2. Provide Bicycle Storage Facilities on-site to encourage use of pedestrian, bicycle, and transit modes for accessing the project site.
3. Access to San Jose Ave and N. Colonial Ave should be restricted to emergency access only.
4. The project shall pay into applicable transportation fee programs. These include a Fresno Major Street Impact (FMSI) Fee, a Traffic Signal Mitigation Impact (TSMI) Fee, and a Regional Transportation Mitigation Fee (RTMF). The FMSI Fee will be calculated and assessed during the building permit process. The RTMF will be calculated and assessed by Fresno COG.

It is also recommended the City continue to monitor these intersections identified above and adjust signal timing as needed to improve the intersection level of services.

VICE

Please feel free to call our office if you have any questions.

Best Regards,

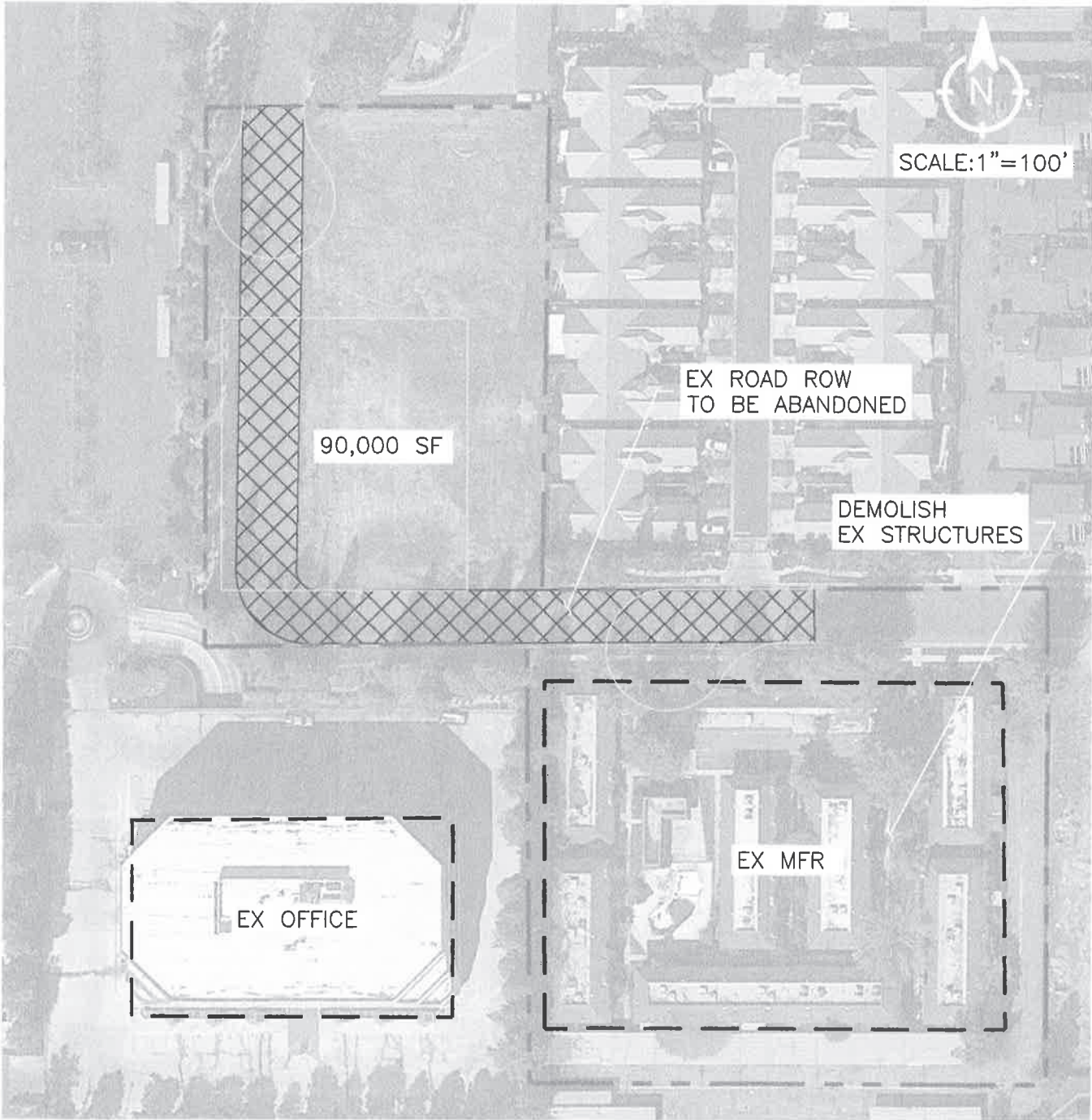


Ken Vang, P.E., T.E.
Principal

Attachments

- Exhibit 1 – Site Plan
- Exhibit 2 – Trip Distribution



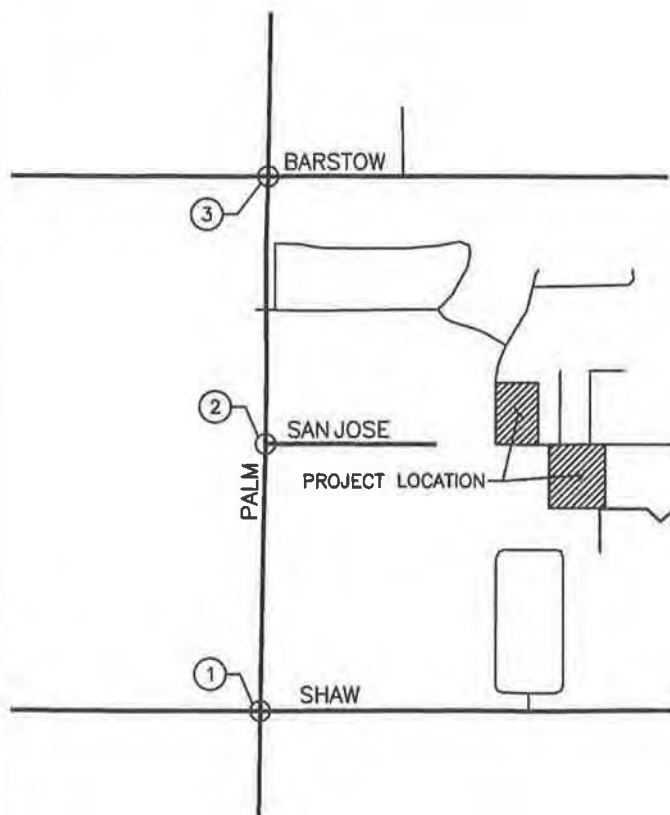


VICE
VANG INC. CONSULTING ENGINEERS

**FIG GARDEN OFFICE
SITE PLAN**

PREPARED FOR:
ASSEMI
DATE: 10/20/18
PROJECT: 18-221

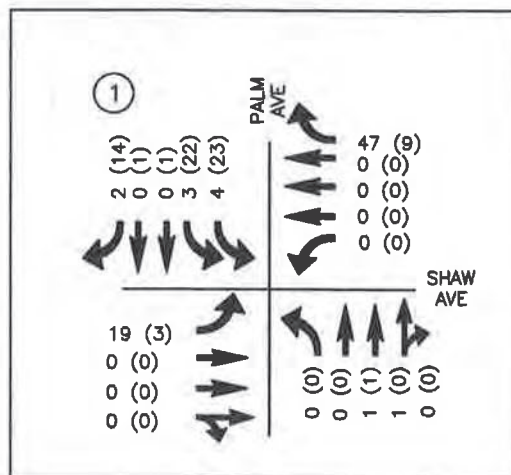
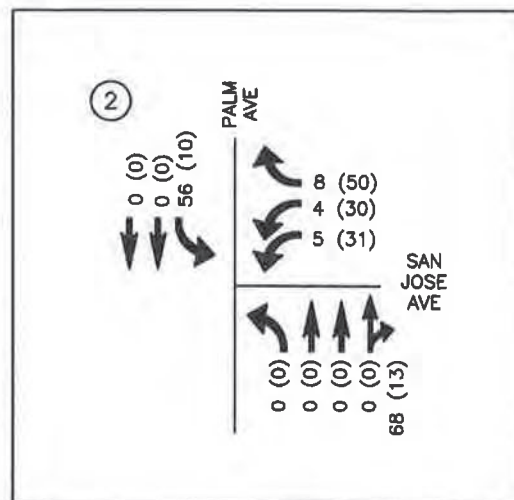
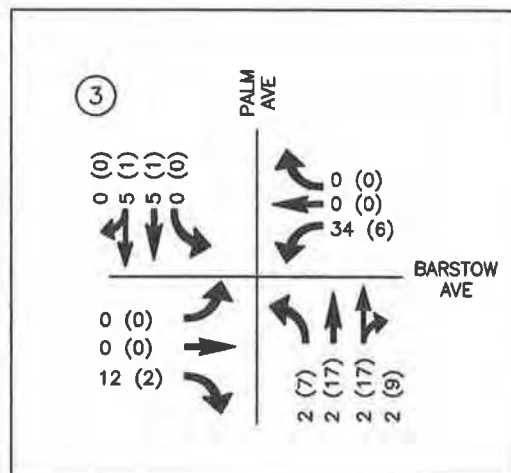
EXHIBIT
1



NOT TO SCALE

LEGEND

- ③ — INTERSECTION BY NUMBER
- ## AM PEAK HOUR VOLUMES
- (##) PM PEAK HOUR VOLUMES
- ← DIRECTION OF TRAVEL
- EXISTING ROAD



VICE
VANG INC. CONSULTING ENGINEERS

FIG GARDEN OFFICE
OFFSITE TRAFFIC INTERSECTION
TURNING MOVEMENTS

PREPARED FOR:
ASSEMI
DATE: 11/14/18
PROJECT: 18-221

EXHIBIT
2

Appendix B

Resumes



Travis L. Crawford, AICP

Principal Environmental Planner

Specific Expertise

- CEQA & NEPA Documentation (EIR, IS/MND, CE, EA, EIS) / Public Presentations / Regulatory Compliance

Education

- San Diego State University, B.A., English
- University of San Diego, Graduate Paralegal Certificate – emphasis in Environmental Law

Certifications / Memberships

- American Institute of Certified Planners (AICP), No. 025073
- Association of Environmental Planners (AEP)
- American Planning Association (APA)
- Graduate, Leadership Visalia

Professional Instruction

- Instructor, “Understanding CEQA”, California Rural Water Association State Conference (2012 and 2013)
- Guest Speaker, Leadership Fresno Planning Day (2012)

Employment

- 2014 – Present Principal Environmental Planner, Crawford & Bowen Planning, Inc.
- 2002 – 2014 Principal Environmental Planner, Quad Knopf, Inc.

Recent Experience

- City of Sanger General Plan – EIR
- Tulare County Andersen Village Residential Development – EIR
- Tehachapi Pilot Travel Center – EIR
- Madera USD New Elementary School – IS/MND
- Clovis – Active Transportation Plan – IS/MND
- Clovis – Peach Ave. Improvements – IS/MND
- City of Tulare – Willow Glen Residential / Commercial Development – IS/MND
- City of Fresno – Fig Garden Financial Office Complex – IS/MND
- Groveland CSD Water and Wastewater Expansion Projects – IS/MND, CEQA+
- Livingston Water and Wastewater Expansion Projects – IS/MND, CEQA+

Other Relevant Experience

- On-Call Environmental Planning for:
 - City of Tehachapi
 - City of Porterville
 - Tulare County

Overview

Mr. Crawford is a tested environmental planner who specializes in obtaining environmental compliance for transportation projects, water/wastewater expansions, residential/commercial development projects, policy documents, college/school districts, Caltrans projects, and many other types of projects. He serves not only as a project manager, but as the lead CEQA author on the projects he is leading. Mr. Crawford brings a keen legal eye and is a trusted resource to cities, counties, school districts and developers throughout the Central Valley. His diverse project experience has involved him in most every type of project spanning up and down the State of California. He has worked with dozens of lead agencies and jurisdictions providing sound environmental compliance strategies.



Emily Bowen, LEED AP

Principal Environmental Planner

Specific Expertise

- CEQA & NEPA Documentation / Sustainable Building Practices; Greenhouse Gas/Climate Change Analysis; Restoration of Arid Lands

Education

- California State University, Fresno, B.S., Biology
- University of California at Davis, Graduate Certificate – Green Building and Sustainable Design

Certifications / Memberships

- LEED Accredited Professional, New Construction, United States Green Building Council
- Air Quality Management Certificate, San Joaquin Valley Air Pollution Control District
- Certified Green Building Professional, Build It Green
- Association of Environmental Planners (AEP)

Professional Instruction

- Adjunct Faculty, Fresno City College – General Biology
- Adjunct Faculty, National University – General Biology

Employment

- 2014 – Present Principal Environmental Planner, Crawford & Bowen Planning, Inc.
- 2008 – 2014 Senior Environmental Planner, Provost & Pritchard Consulting Group
- 2006 – 2008 Associate Environmental Planner, Quad Knopf

Overview

Ms. Bowen is an experienced environmental planner who assists Lead Agencies and developers in attaining environmental compliance pursuant to CEQA and NEPA. She has worked with several cities and counties throughout the California Central Valley, along with many Federal Lead Agencies, including the U.S. Bureau of Reclamation, the U.S. Department of Agriculture, the U.S. Environmental Protection Agency, and the U.S. Department of Energy. She has extensive knowledge in preparing documents for a multitude of project types, including industrial processing plants, dairies and other animal confinement facilities, solar energy generation facilities, and water transfers and related infrastructure between special districts.

Recent Experience

- Tulare County Rock/Mine Expansion – EIR
- Tulare County Asphalt Plant – EIR
- Porterville Commercial Development – IS/MND
- Porterville Water Recharge Basin – IS/MND
- City of Sanger General Plan – EIR
- Porterville Waste Transfer Facility – IS/MND
- Porterville Westwood Development – EIR
- Tule River Indian Housing Authority Development – EA/FONSI
- Tulare County Anderson Village – EIR
- Parlier WWTP Expansion – IS/MND, CEQA+

Other Relevant Experience

- On-Call Environmental Planning for:
 - City of Tehachapi
 - City of Porterville
 - Tulare County



Ian J. Parks, P.E.
Principal/Project Manager

Education: California Polytechnic State University, San Luis Obispo, BSCE, 1994

Professional Registration: Professional Registered Civil Engineer, California, C58155

Professional Affiliation: APWA, Central CA Chapter, Kern Branch Past President
ASCE, Southern San Joaquin Chapter, Branch Past President

Responsibilities/Experience:

As Project Manager/Senior Engineer, Mr. Parks is responsible for overseeing the preparation of transportation, traffic impact and traffic signal corridor studies, and design oversight for a variety of roadway improvement projects, traffic signal systems, site and drainage improvements. He is also responsible for oversight on utility investigations and relocation efforts, preparation of right-of-way mapping, construction inspection on road improvements and building removal projects. He has been with Ruettgers & Schuler Civil Engineers since 1994, becoming a partner in 2004.

Project Experience:

Traffic Impact Studies – Senior Engineer for preparation of numerous traffic impact studies within the following Counties: Kern, Fresno, Kings, Tulare, Los Angeles, Riverside, San Bernardino, Inyo, Madera, Merced and San Luis Obispo. Studies were prepared for the following types of developments: large master planned communities, residential, commercial, alternative energy (Wind and Solar), industrial and school facilities. In addition to private development studies, reports were prepared for governmental agencies, including: Caltrans, City of Bakersfield and the County of Kern for new facilities analysis (interchange, freeway alignments, intersections) for design purposes.

On Call Engineering Services, City of Delano – Project Manager/Design Engineer for design of a variety of capital improvement projects including intersection improvements for ATP and safe routes to schools projects. Additionally, R&S has served as traffic engineer for the last several years.

On Call Engineering Services, City of Bakersfield – Project Manager/Design Engineer for design of a variety of capital improvement projects including Ming Avenue widening, Rosedale Highway (S.R. 58) street widening and sewer replacement on Planz Road.

Friant-Kern Relocation at Calloway Drive, City of Bakersfield – Design Engineer/Project Manager for design of 1200' relocation of the Friant-Kern Canal including a 400' long box culvert structure and design of new roadway construction of Calloway Drive and Olive Drive.

Mohawk Street Extension – Project Manager/Design Engineer for the preparation of PS&E the extension of Mohawk Street north of Rosedale Highway to Siena Lane. In addition to contract documents, activities included coordination with adjacent property owners, utility search and relocation and Caltrans coordination.

Design Engineering Services, City of Tehachapi – Project Manager/Design Engineer for design of a variety of capital improvement projects including roadway improvements/widening, drainage facilities design, traffic and lighting systems, utility investigation, utility relocation, and right of way mapping.



9493 N Fort Washington Road, Suite 108
Fresno, CA 93730
559.500.4458
colibri-ecology.com



Areas of Expertise

Special-Status Species Surveys
Project Management
GIS/Remote Sensing
Environmental Permitting
Environmental Compliance Monitoring
Project Coordination and Outreach

Education

M.S., Fisheries Biology, Humboldt State University, 2009

B.S., Biology/Environmental Studies, Alma College, 2004

Selected Professional Experience

Senior Scientist and Project Manager, Colibri Ecological Consulting, Fresno, CA, 2018–present

Environmental Scientist, Stantec Consulting Services, Fresno, CA, 2013–2018

Remote Sensing Professional, Watershed Sciences, Corvallis, OR 2011–2012

Volunteer Coordinator, West Eugene Wetlands, Eugene, OR, 2010–2011

Biological Science Technician, U.S. Fish & Wildlife Service, Arcata, CA, 2005–2010

Professional Affiliations

The Wildlife Society
Association of Environmental Professionals
American Fisheries Society

Training

Basic Wetland Delineation, Wetland Training Institute, 2022
CEQA 101 for Biologists, Association of Environmental Professionals, 2021
Endangered Species Regulation and Protection, UC Davis Continuing and Professional Education, 2019

rslezak@colibri-ecology.com
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Fresno, CA 93730
559.242.6178
colibri-ecology.com

Ryan R. Slezak

Senior Scientist and Project Manager

Ryan is an environmental scientist with more than 15 years of professional experience. He has contributed to the biological resource sections of dozens of environmental impact reports, environmental impact statements, and other environmental compliance documents for projects throughout California. His strengths in this regard include a detailed knowledge of California flora and fauna, the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), federal and state endangered species regulations, the California Fish and Game Code, and a proven expertise in coordination, communication, and team leading.

Ryan has helped ensure environmental compliance for a variety of projects including those associated with municipal infrastructure development, energy development, spill response, pipeline construction, utility operations and maintenance, transportation, dam removal, habitat restoration, pollution remediation, and vegetation management. He has collaborated with government agencies, private consulting firms, non-profit organizations, and academic researchers with a focus on biological assessments, environmental permitting, and ecosystem restoration. As Project Manager, he trains and assigns work to other Colibri biologists, provides quality assurance/quality control reviews of all deliverables, and coordinates closely with clients.

Relevant Experience

135 Madison MRH - 1 Franklin, LLC, Franklin Canyon RV Resort Project. *Project Manager, Environmental Lead.* Ryan is currently working as a lead environmental consultant for the conversion of an 18-hole golf course into an RV resort in Hercules, Contra Costa County, California. He ensures project compliance with CEQA and NEPA. Ryan conducted a biological assessment for NEPA, preliminary field assessments for special-status species, and rare plant surveys, and he prepared aquatic resources permit applications. (March 2024 – Present).

Groveland Community Services District, Sewer and Drinking Water Improvement Projects *Project Manager, Biologist.* Ryan is a project manager for several sewer and drinking water improvement projects for the Groveland Community Services District in Groveland and Big Oak Flat, Tuolumne County, California. Ryan has performed biological resources evaluations for CEQA and NEPA, wetland delineations, and pre-construction surveys. Ryan has also completed aquatic resources permit applications. (December 2022 – Present).

Relevant Experience continued

CV Development Partners, LLC, Flint Trail Access Road Project. *Project Manager, Biologist.* Ryan is currently working as a lead environmental consultant for the construction of an approximately 1-mile-long access road in Copperopolis, Calaveras County, California. The Flint Trail Access Road Project will link Flint Trail to Oak Creek Drive and the Golf Club at Copper Valley and will serve as a required secondary access for the Copper Valley masterplan community development. Ryan ensures project compliance with CEQA and NEPA. He conducts biological assessments, wetland delineations, aquatic resources permitting, and is developing an oak tree removal and replacement program in accordance with the MMRP (March 2022 – Present).

Crawford & Bowen Planning, Inc., Merced Mixed-Use Development Project. *Project Manager, Biologist.* Ryan served as a biological consultant for the development of a 45-acre mixed use development project in Merced, Merced County, California. He performed biological resources evaluations for CEQA and NEPA and aquatic resources delineations. (December 2023 – July 2024).

Crawford & Bowen Planning, Inc., Madera Residential Development Project. *Project Manager, Biologist.* Ryan served as a biological consultant for the construction of a 29-acre residential development in southeast Madera, Madera County, California. He performed biological resources evaluations for CEQA and NEPA. (February 2024).

Crawford & Bowen Planning, Inc., Warthan Meadows Residential Development Project. *Project Manager, Biologist.* Ryan served as a biological consultant for the construction of 187 single-family residences on approximately 55 acres in southeast Coalinga, Fresno County, California. He performed biological resources evaluations for NEPA. (February 2024 – March 2024).

Crawford & Bowen Planning, Inc., Tulare and Peach Residential Development Project. *Project Manager, Biologist.* Ryan served as a biological consultant for the construction of 44 single-family residences in southeast Fresno, Fresno County, California. He performed biological resources evaluations for CEQA and NEPA. (February 2024).

FirstCarbon Solutions, Inc, Foxglove Shopping Center Project. *Project Manager.* Ryan has served as a biological consultant for the development of a 191,150 square-foot shopping center in Madera, Madera County, California. He performed biological resources evaluations for CEQA and NEPA, aquatic resources delineations and permitting, and pre-construction surveys. (August 2023).

4Creeks, Inc, Bella Vita Mixed-Use Development Project. *Project Manager.* Ryan served as a biological consultant for the construction of a 24-acre mixed-use commercial and residential development in northwest Fresno, Fresno County, California. He performed biological resources evaluations for CEQA and NEPA. (March 2024).

Crawford & Bowen Planning, Inc., Kerman Sewer and Drinking Water Treatment Improvement Projects. *Project Manager, Biologist.* Ryan served as a biological consultant for various sewer and drinking water system improvements including repair and replacement of existing sewer line, upgrades to sewer lift stations, and the construction of a 1,2,3-trichloropropane water treatment system in Kerman, Fresno County, California. He performed biological resources evaluations for CEQA and NEPA. (June 2022 - December 2022).

Richard Miller

Air Quality and Climate Change Specialist



979.549.8478



rmiller.jjm.environmental@gmail.com

Summary

Richard Miller is an owner of Johnson Johnson & Miller Air Quality Consulting Services and an Air Quality/Climate Change Specialist with over two years of experience in air quality and greenhouse gas emission CEQA analysis and modeling for various development projects. Richard has worked on over 40 projects ranging from small-scale residential to large-scale industrial projects to create technically sound and legally defensible environmental documentation pertaining to all facets of AQ/GHG analysis through the use of CalEEMod, AERMOD, and HARP2.

Experience

Johnson Johnson & Miller Air Quality Consulting Services Clovis, CA

OWNER / AIR QUALITY & CLIMATE CHANGE SPECIALIST June 2019 – Present (November 2021)

- Conducts air quality and greenhouse gas emission CEQA analyses for various development projects
- Models projected construction and operational emissions
- Coordinates with remote, inter-agency team members and stakeholders to create a final product while meeting demanding deadlines
- Efficiently and effectively provides punctual, high-quality quality products to the firm’s clients
- Provides evaluations of criteria pollutant, hazardous air pollutant (HAP), and greenhouse gas (GHG) emissions

Education

Fresno City College / Associate of Science Degree: Business Administration (May 2016)

Fresno, CA

Fresno State University / Bachelor of Arts Degree: Geography (May 2018)

Fresno, CA

Relevant Skills

Tools

- Mastery of Microsoft Word, Excel, PowerPoint, Publisher, and Access
- Extensive working knowledge of CalEEMod, AERMOD, HARP2, ArcGIS, Adobe Acrobat, Google Earth, and Google Apps
- Wide-ranging knowledge of computer hardware and software

Other Skills

- Troubleshooting methodologies
- Excellent written and verbal communication skills
- Exemplary professional writing and editing skills
- Extensive presentation and public speaking experience
- Experienced with using computer-mediated communication to effectively work with remote team members
- Ability to type at 80+ words per minute consistently and accurately

DEBBIE JOHNSON
DJOHNSON.JJM.ENVIRONMENTAL@GMAIL.COM

Air Quality Specialist

- ◆ Dynamic, professional, and highly ethical Air Quality Specialist with excellent interpersonal and communication skills

HIGHLIGHTS OF SKILLS/ EXPERTISE

▪ Effective Communication	▪ Air Quality Modeling	▪ Health Risk Assessment Screening
▪ Technical Writing	▪ Project Coordination	▪ Microsoft Word
▪ Estimating Greenhouse Emissions	▪ Knowledge of SJVAPCD Rules, Processes, and Compliance Requirements	▪ Microsoft Excel
▪ Vast knowledge of the eight-county region comprising the Valley Air Basin	▪ Training New Employees	▪ EMFAC
▪ Assisting Applicants through Procedural Processes	▪ Project Scheduling	▪ CalEEMod

PROFESSIONAL EXPERIENCE

San Joaquin Valley Air Pollution Control District

February 2000 – September 2016

- Performed air quality and greenhouse gas analyses for integration in CEQA and NEPA environmental documents for various development and transportation projects
- Environmental CEQA/NEPA documents completed included: Environmental Impact Reports (EIRs), Initial Studies, Mitigated Negative Declarations (MNDs)
- Regularly completed Air Impact Assessments (AIA) for Indirect Source Review (ISR) for applicants required to comply with SJVAPCD Rule 9510
- Project experience spanning several project types, including infrastructure, linear, transportation, residential, commercial, oil field, and industrial projects
- Regularly used CalEEMod to estimate air quality emissions for various projects
- Developed and implemented project mitigation strategies, which often required the successful negotiating with resource agencies
- Experienced in developing and working in multi-discipline project teams
- Meticulous in keeping records and making reports
- Reviewed and evaluated permit applications for a wide variety of applications
- Calculated emission rates and used estimated emission rates to determine compliance or non-compliance with air quality regulations
- Performed detailed analyses of designs, specifications, and plans
- Prepared clear and concise written material, maintained accurate records and files, and exercised sound independent judgment within established procedural guidelines
- Possesses knowledge of air pollution analysis techniques, industrial processes and pollution control equipment, and applicable state and federal laws, rules, and regulations
- Proficient in computer applications as related to the work performed, and record keeping and report preparation practices
- Assisted in defining permit conditions and issuing authority to construct permits
- Assisted in SJVAPCD rule development

EDUCATION

Bachelor of Science Degree in Plant Science

California State University, Fresno

REFERENCES

References available upon request

WALTER J. VAN GRONINGEN
President
WJV Acoustics, Inc.

Experience:

Mr. Van Groningen is the founding consultant of WJV Acoustics, Inc. His technical skills include the prediction and analysis of aircraft, traffic, railroad and construction noise and the evaluation of community noise problems and litigation support. He has prepared technical noise studies for a variety of projects requiring CEQA or NEPA documentation and has developed noise level criteria and implementation programs for addressing noise-related conflicts and long-range noise compatibility planning. Mr. Van Groningen has particular expertise in preparing traffic noise assessments for federally funded roadway improvement projects using the Caltrans Protocol. Mr. Van Groningen has also prepared general plan noise elements and noise element updates for several California jurisdictions.

Mr. Van Groningen became involved in community noise control in 2005, when he joined the consulting staff at Brown-Buntin Associates, Inc. Since that time, he has conducted short- and long-term aircraft noise monitoring and acoustical testing for federally funded aircraft sound insulation programs and conducted and/or managed numerous environmental noise analyses, including the following:

- Environmental noise assessments addressing aircraft, traffic, rail, commercial, industrial and construction sources for projects requiring CEQA/NEPA documentation. Many of these studies have involved controversial projects and significant public interest in the agency review process.
- Aircraft noise analysis and preparation of noise exposure maps and summary reports for Las Vegas McCarran and Reno-Tahoe International Airports.
- Federally funded school and/or residential sound insulation programs for Los Angeles, Reno-Tahoe, Phoenix Sky Harbor and Anchorage Ted Stevens International Airports.
- General Plan Noise Elements for numerous California jurisdictions.
- Acoustical analyses and noise monitoring for numerous mining operations and construction projects.

Professional Affiliations:

- Member, Institute of Noise Control Engineering.
- Member, Acoustical Society of America.

Software Skills and Certifications:

- FHWA Traffic Noise Model Certified
- FAA Integrated Noise Model (INM)
- Aviation Environmental Design Tool (AEDT2B)
- Larson Davis Laboratories, AutoCAD, Microsoft Word, Microsoft Excel, SoundPLAN
- SoundPLAN Software & Noise Modeling Seminar

Education:

- B.A. Physical/Environmental Geography, Humboldt State University, 1999.
- Post Graduate studies in Hydrology, California State University Chico, 1999-2002.

Scott M. Hudlow

1405 Sutter Lane
Bakersfield, California 93309
(661) 834-9183 (work)
(661) 747-9931 (cell)
shudlow@sbcglobal.net

Education

The George Washington University
M.A. American Studies, 1993
Specialization in Archaeology
and Architectural History

University of California, Berkeley
B.A. Anthropology, 1987
B.A. History, 1987
Specialization in Archaeology
and Colonial History

Years Experience in Field 36 years

Public Service

3/94-3/02 *Historic Preservation Commission.* City of Bakersfield, Bakersfield, California 93301.

7/97-10/00 *Newsletter Editor. California History Action*, newsletter for the California Council for the Promotion of History (CCPH), also served on the executive board for 1998-2002. President of CCPH, 2002-2004.

9/97, 9/98, 8/2002 Taught children's archaeology classes at the Kern County Museum, 900 Chester Avenue, Bakersfield, California at the Lori Brock Children's Center.

Relevant Work Experience

11/1995-Present *Owner, Sole Proprietorship.* Hudlow Cultural Resource Associates. 1405 Sutter Lane, Bakersfield California 93309. Operate small cultural resource management business. Manage contracts, respond to RFP's, bill clients, manage temporary employees. Conduct Phase I archaeological and architectural surveys for private and public clients; including the cultural resource survey, documentary photography, measured drawings, mapping of structures, filing of survey forms, historic research, assessing impact and writing reports. Evaluated archaeological and architectural sites and properties in lieu of their eligibility for the National Register of Historic Places in association with Section 106 and 110 requirements of the National Historic Preservation Act of 1966 and CEQA (California Environmental Quality Act).

8/96-5/2012 *Adjutant Faculty.* Kern Community College District. Bakersfield College, Cerro Coso College, 1801 Panorama Drive, Bakersfield, California, 93305. Teach History 17A, Introduction to American History, History 17B, Modern American History, History 18, California History, and Anthropology 5, Introduction to North American Indians.

4/96-4/98 *Archaeologist/Historian.* Platinum International, Inc. Alexandria, Virginia. Conduct architectural and archaeological survey and cultural resource evaluations at NASA Dryden Flight Research Center. This work included survey, documentary photography, measured drawings, mapping of structures, filing of survey forms, historic research, assessing impact, writing reports, and preparing Cultural Resource Management Plans and Programmatic Agreements. Evaluated properties in lieu of their eligibility for the NRHP in association with Section 106 and 110 requirements of the NHPA of 1966.

- 11/95- *Owner, Sole Proprietorship.* Hudlow Cultural Resource Associates. 1405 Sutter Lane, Bakersfield California 93309. Operate small cultural resource management business. Manage contracts, respond to RFP's, bill clients, manage temporary employees. Conduct Phase I, Phase II and Phase III architectural and archaeological surveys, evaluations, and mitigation projects for private and public clients; including the survey, documentary photography, measured drawings, mapping of structures, filing of survey forms, historic research, assessing impact and writing reports. Evaluated properties in lieu of their eligibility for the National Register of Historic Places, (NRHP) in association with Sections 106 and 110 requirements of the National Historic Preservation Act (NHPA) of 1966 and CEQA (California Environmental Quality Act). Prepare Cultural Resource Management Plans, Programmatic Agreements, and Deed Restrictions.
- 1/94-8/96 *Project Lead/ Architectural Historian/ Archaeologist.* Computer Sciences Corporation, P. O. Box 446, Edwards AFB, California 93523. Manage Legacy and Section 106 projects for the United States Air Force, which have architectural, historical, archaeological, and oral history components. Conduct Phase I archaeological and architectural surveys and Phase II architectural and archaeological evaluations; including the survey, documentary photography, measured drawings, mapping of structures, filing of survey forms, historic research, assessing impact and writing reports. Evaluated resources in lieu of their eligibility for the NRHP in association with Section 106 and 110 requirements of the NHPA of 1966. Prepare Technical Data Exchanges in support of Air Force Environmental Impact Analysis Process Program. Managed Historic American Engineering Record (HAER) subcontracts for the mitigation of a facility closure project and managed three HAER documentation programs. Coordinated project with Air Force, state, and other federal officials. Wrote the HAER histories.
- 2/93-8/93 *Architectural Historian.* Preservation Technologies, Inc. Roanoke, Virginia 24019. Conducted a county-wide comprehensive architectural survey of Shenandoah County, Virginia for the Virginia Department of Historic Resources. Tasks included conducting the architectural survey, photographing the buildings, field drawing of the buildings, filing of survey forms, and coordinating with county and state officials. Data entry for the survey forms was performed using IPS (Integrated Preservation Software). Properties were evaluated in lieu of their eligibility for the NRHP.
- 3/91-9/93 *Architectural Historian/ Archaeologist.* William and Mary Center for Archaeological Research, College of William and Mary, Williamsburg, Virginia 23185. Conducted Phase I architectural and archaeological surveys and Phase II architectural evaluations; including architectural and archaeological survey, documentary photography, measured drawings, mapping of structures, filing of survey forms, historic research, assessing impact, and writing reports. Evaluated properties in lieu of their eligibility for the NRHP, in association with Sections 106 and 110 requirements of the NHPA of 1966.
- 6/90-2/91 *Field Archaeologist/ Assistant Historian.* Louis Berger and Associates, 100 Halsted St. East Orange, New Jersey 07019. Conducted archival, bibliographic, and historical research in county courthouses, Library of Congress, local, state, and federal archives. Provided contextual historical documentation for architectural and archaeological reports. Wrote internal memorandums to project directors and principal investigators. Participated in Phase I archaeological and architectural surveys, Phase II archaeological evaluations, and Phase III mitigation excavations of historic and prehistoric archaeological sites. Tasks performed include: archaeological survey, evaluation, excavation, mapping, and on-site interpretation.

Cultural Resource Experience

- 1/88-9/88 *Researcher/ Photographer's Assistant.* California Indian Project, Lowie Museum of Anthropology, University of California, Berkeley, Berkeley, California. Conducted bibliographic research in support of grant proposals. Handled, catalogued, and photographed ethnographic objects, including baskets, beadwork, furs, featherwork, etc.
- 1/86-12/87 *Archaeological Laboratory Assistant.* Lowie Museum of Anthropology, University of California, Berkeley, Berkeley, California. Cleaned, catalogued, and analyzed seventeenth-, eighteenth-, and nineteenth-century artifacts. Analysis performed included: pipe stem dating, mean ceramic dating, and plotted seriation curves.

6/86; 6/87 *Field Archaeologist*. Flowerdew Hundred Foundation, Prince George County, Virginia. Participated in intensive archaeological excavations of historic archaeological sites at Flowerdew Hundred, Prince George County, Virginia.

Professional Organizations

California Council for the Promotion of History

California Preservation Foundation

National Trust for Historic Preservation

Organization of American Historians

Society for California Archaeology

Society of Historical Archaeology



To: David Densley and Nadia Salinas
From: Travis Crawford, AICP
Date: 1/16/25
Subject: Fresno On-Call Environmental Cost Estimates for Crawford & Bowen Planning, Inc.

Below are estimated ranges of costs and timeframes for specific environmental documents. Costs can vary widely depending on the parameters of a project, so a range of costs is provided. Also provided on the second page is Crawford & Bowen's current rate sheet.

Document Type	Estimated Cost Range	Estimated Timeframe for Administrative Draft	Employee Positions Involved
Categorical Exemption	\$450 - \$750	2 weeks	Principal Planner
Notice of Exemption	\$450 - \$750	2 weeks	Principal Planner
Notice of Preparation	\$450 - \$1,200	2-4 weeks	Principal Planner
Initial Study	\$9,500 - \$22,000*	8 – 16 weeks	Principal / Assoc. Planner
Negative Declaration	\$9,500 - \$22,000*	8 – 16 weeks	Principal / Assoc. Planner
Mitigated Negative Declaration	\$9,500 - \$50,000*	8 – 16 weeks	Principal / Assoc. Planner
Addendum	\$1,200 - \$3,600	2 – 4 weeks	Principal Planner
Environmental Impact Report	\$25,000 - \$100,000*	14 – 24 weeks	Principal / Assoc. Planner
Environmental Assessments	\$8,500 - \$22,000*	8 – 16 weeks	Principal / Assoc. Planner
Related Typical Technical Studies	Air: \$6,000 - \$15,000** Bio: \$6,000 - \$20,000** Cult: \$4,500 - \$30,000** Noi: \$5,000 - \$10,000** Traf: \$7,500 - \$80,000**		
Notice of Completion	\$150 - \$300	1 week	Principal Planner

* Costs depend on the complexity and parameters of the project. Costs may increase depending on the nature of the project. The range provided assumes no technical studies within the cost estimate. Technical studies will be added to the cost.

** Costs of technical studies will depend on the project. An estimated range is provided.

Re: Fresno SOQ Cost Estimate
January 16, 2025

Rate Sheet:

Title		Name	Hourly Rate
Principal Planner	Environmental	Travis Crawford, AICP	\$150
Principal Planner	Environmental	Emily Bowen, LEED AP	\$150
Associate Planner			\$105
Administrative/Document Creation			\$90
Expenses			
Subconsultants		Cost + 10%	
Mileage		\$0.67/mile (or current IRS amount)	
Printing		Cost + 10% at print shop	
Shipping/Mailing		Cost + 10% at UPS, FedEx or USPS	



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CORPORATION
California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only
-FILED-
File No.: BA20240430903
Date Filed: 3/5/2024

B2558-6670 03/05/2024 3:33 PM Received by California Secretary of State

Entity Details										
Corporation Name	CRAWFORD & BOWEN PLANNING, INC.									
Entity No.	3661538									
Formed In	CALIFORNIA									
Street Address of Principal Office of Corporation										
Principal Address	113 N CHURCH STREET, SUITE 310 VISALIA, CA 93291									
Mailing Address of Corporation										
Mailing Address	113 N CHURCH STREET, SUITE 310 VISALIA, CA 93291									
Attention										
Street Address of California Office of Corporation										
Street Address of California Office	113 N CHURCH STREET, SUITE 310 VISALIA, CA 93291									
Officers										
<table><thead><tr><th>Officer Name</th><th>Officer Address</th><th>Position(s)</th></tr></thead><tbody><tr><td>☒ TRAVIS LEE CRAWFORD</td><td>113 N CHURCH STREET, SUITE 310 VISALIA, CA 93291</td><td>Chief Executive Officer, Secretary</td></tr><tr><td>☒ Emily Bowen</td><td>113 N CHURCH STREET, SUITE 310 VISALIA, CA 93291</td><td>Chief Financial Officer</td></tr></tbody></table>	Officer Name	Officer Address	Position(s)	☒ TRAVIS LEE CRAWFORD	113 N CHURCH STREET, SUITE 310 VISALIA, CA 93291	Chief Executive Officer, Secretary	☒ Emily Bowen	113 N CHURCH STREET, SUITE 310 VISALIA, CA 93291	Chief Financial Officer	
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Additional Officers										
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None Entered										
Directors										
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☒ Emily Bowen	113 N CHURCH STREET, SUITE 310 VISALIA, CA 93291									
☒ Travis Lee Crawford	113 N CHURCH STREET, SUITE 310 VISALIA, CA 93291									
The number of vacancies on Board of Directors is: 0										
Agent for Service of Process										
Agent Name	EMILY BOWEN									
Agent Address	113 N CHURCH STREET, SUITE 310 VISALIA, CA 93291									
Type of Business										
Type of Business	CONSULTING									
Email Notifications										
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.									
Labor Judgment										

No Officer or Director of this Corporation has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code.

Electronic Signature

☒ By signing, I affirm that the information herein is true and correct and that I am authorized by California law to sign.

Emily Bowen

03/05/2024

Signature

Date