California Environmental Quality Act

Initial Study

Reedley College Center for Fine and Performing Arts Project

(State Clearinghouse No. 2019069080)

Reedley, California

Lead Agency and Project Sponsor:

State Center Community College District

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Executive Summary

State Center Community College District ("SCCCD" or "District") is proposing to develop and operate the Reedley College Center for Fine and Performing Arts Project ("project"), to be located at the Reedley College campus in the City of Reedley. The project includes construction and operation of a performing arts center located on approximately four acres at the northwest corner of Reed Avenue and College Driveway.

The proposed Center for Fine and Performing Arts building would include the following facilities: an auditorium with seating for 500-550 patrons; a 1,000 square-foot art gallery; an indoor lobby area configurable to accommodate up to 150 people as a sit-down dinner venue; a concessions area; a green room; a box office; a conference room; restrooms; and miscellaneous areas for storage and equipment. The project also includes an outdoor plaza that would function as a congregational area and may be used as an area for outdoor events and performances; this area would include landscaping, lighting, and possibly public art. The project is planned to begin construction in spring 2021 and estimated to begin operation between late 2022 and early 2023.

Based on the California Environmental Quality Act Guidelines (CEQA Guidelines), the purpose of this Initial Study is to provide SCCCD with environmental information on the project to use as the basis for deciding whether to prepare an Environmental Impact Report or a Negative Declaration for the project.

This Initial Study concluded:

1. The Initial Study identified potentially significant environmental effects of the project in the following subject areas: aesthetics, air quality, biological resources, cultural resources, geology and soils, noise, transportation, and tribal cultural resources. SCCCD can avoid or reduce these impacts to an insignificant level by incorporating in the project the mitigation measures listed below in the Summary Table of Mitigation Measures (Table 1).
2. The project would have a less than significant impact or no impact on many of the environmental resources and conditions evaluated in the Initial Study. The Initial Study explains why there would be no impacts or the impacts would be less than significant.
3. Based on items 1 and 2, the District should adopt a Mitigated Negative Declaration for the project.

TABLE 1
Summary Table of Mitigation Measures

Aesthetics	**Aesthetics: Mitigation Measures to Reduce and Control Project-Related Light and Glare** **AE-1.** All parking area lighting shall have full cut-off type fixtures. A full cut-off type fixture is a luminaire or lighting fixture that, by design of the housing, does not allow any light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the fixture. Full cut-off type fixtures must be installed in a horizontal position as designed. **AE-2.** All external signs and lighting shall be lit from the top and shine downward except where uplighting is required for safety or security purposes. The lighting shall also be, as much as physically possible, contained to the target area. **AE-3.** Project lighting features shall be designed to prevent direct glare and minimize spill over illumination on neighboring non-college properties.
Air Quality	**Air Quality: Mitigation Measures for to Reduce Localized Pollutant Concentrations** The following measures shall be implemented to reduce potential exposure of sensitive receptors to localized pollutant concentrations of fugitive dust associated with project construction: **AQ-1.** On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:

	a. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and, b. Shall not operate a diesel-fueled auxiliary power system to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation. **AQ-2.** Off-road diesel equipment shall comply with the 5-minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use Off-road Diesel regulation. The specific requirements and exceptions in the regulations can be reviewed at the following web sites: www.arb.ca.gov/msprog/truck-idling/2485.pdf and www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf. **AQ-3.** Heavy-duty, off-road diesel-fueled equipment (50 horsepower or greater) shall be fitted with diesel particulate filters, per manufacturer's recommendations, or shall meet Tier 4 emissions standards. **AQ-4.** Signs shall be posted at the project site construction entrance to remind drivers and operators of the state's five-minute idling limit. **AQ-5.** To the extent available, replace fossil-fueled equipment with alternatively-fueled (e.g., natural gas) or electrically-driven equivalents. **AQ-6.** Construction truck trips shall be scheduled, to the extent possible, to occur during non-peak hours. **AQ-7.** The burning of vegetative material shall be prohibited. **AQ-8.** The proposed project shall comply with SJVAPCD Regulation VIII for the control of fugitive dust emissions. Regulation VIII can be obtained on the SJVAPCD's website at website URL: https://www.valleyair.org/rules/1ruleslist.htm. At a minimum, the following measures shall be implemented: 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, covered with a tarp or other suitable cover 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, and cut & fill activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking. d. When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained. e. Trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.) 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. On-road vehicle speeds on unpaved surfaces of the project site shall be limited to 15 mph.

	h. Sandbags or other erosion control measures shall be installed sufficient to prevent silt runoff to public roadways from sites with a slope greater than one percent. i. Excavation and grading activities shall be suspended when winds exceed sustained speeds of 20 miles per hour (Regardless of wind speed, an owner/operator must comply with Regulation VIII's 20 percent opacity limitation). **AQ-9.** The above measures for the control of construction-generated emissions shall be included on site grading and construction plans.
Biological Resources	**Biological Resources: Mitigation for Potential Impacts to Nesting Birds** **BR-1:** The following shall be implemented to avoid potential impacts related to nesting birds: 1. Avoidance: If feasible, any vegetation removal within the project area shall take place between September 1 and February 1 to avoid impacts to nesting birds in compliance with the Migratory Bird Treaty Act (MBTA). No surveys will be required if project timing occurs outside the bird breeding season. If vegetation removal must occur during the nesting season, project construction may be delayed due to actively nesting birds and their required protective buffers. 2. Pre-construction Surveys: a. If construction is to begin during the nesting season (February 1 through August 31), a qualified biologist shall conduct a pre-construction survey within 14 days prior to initiation of disturbance activities. This survey will search for nest sites within the project area. b. Surveys for burrowing owl will occur within 14 days prior to any ground disturbance, no matter the season. This survey will cover potential burrowing owl burrows in the project area and suitable habitat within 150 m (500 ft). Evaluation of use by owls shall be in accordance with California Department of Fish and Wildlife survey guidelines (CBOC 1993, CDFG 1995, CDFG 2012). Surveys will document if burrowing owls are nesting or using habitat in or directly adjacent to the project area. Survey results will be valid only for the season (breeding (Feb 1-Aug 31) or non-breeding (Sept 1-Jan 31) during which the survey is conducted. c. If the pre-construction survey does not detect any active nests or burrows, then no further action is required. If the survey does detect an active nest or burrow, then the District shall implement the following mitigation measures. 3. Minimization/Establish Buffers: a. If any active nests are discovered, the District shall contact the United States Fish and Wildlife Service and/or California Department of Fish and Wildlife to determine protective measures required to avoid take. These measures could include fencing an area where a nest occurs or shifting construction work temporally or spatially away from the nesting birds. Biologists would be required on site to monitor construction activity while protected migratory birds are nesting in the project area. If an active nest is found after the completion of the pre-construction surveys and after construction begins, all construction activities shall stop until a qualified biologist has evaluated the nest and erected the appropriate buffer around the nest. b. If burrowing owls are detected within the survey area, CDFW will be consulted to determine the suitable buffer. These buffers will consider the level of disturbance of the project activity, existing disturbance of the site (vehicle traffic, humans, pets, etc.), and time of year (nesting vs. wintering). If avoidance is not feasible, the District will work with CDFW to determine appropriate mitigation, such as passive exclusion or translocation, and associated mitigation land offset (CDFG 2012).

Cultural Resources	**Cultural Resources: Mitigation for Potential Discovery of Subsurface Resources** **CR-1:** If cultural resources are encountered during ground disturbing activities, work shall stop in the immediate vicinity of the find and a qualified cultural resources specialist shall be consulted to determine the significance of the resources in accordance with CEQA Guidelines §15064.5. If potentially significant, the qualified cultural resources specialist shall make recommendations to the Lead Agency on mitigation measures to be implemented to protect the discovered resources in accordance with CEQA Guidelines §15064.5 and Public Resources Code §21083.2. **CR-2:** If human remains are encountered during ground disturbing activities, work shall stop in the immediate vicinity of the find and the County Coroner notified in accordance with Health and Safety Code §7050.5 and CEQA Guidelines §15064.5(e). If the remains are determined to be of Native American descent, the procedures and requirements set forth in CEQA Guidelines §15064.5(d) and (e) and Public Resources Code §5097.98 shall be implemented.
Geology and Soils	**Geology and Soils: Mitigation for Potential Discovery of Subsurface Paleontological Resources** **GS-1:** If paleontological resources are discovered during ground disturbing activities, work shall stop in the immediate vicinity of the find and a qualified paleontologist shall be consulted to determine whether the resources require further study. If the resources are determined to be potentially significant, the qualified paleontologist shall make recommendations to the District on the measures that shall be implemented to protect the discovered resources, including but not limited to, excavation and evaluation of the find, as well as providing the resources to an appropriate institution or person who is capable of providing long-term preservation to allow future scientific study.
Noise	**Noise: Mitigation for Noise Generated from Construction Activities** **N-1:** The following measures shall be implemented to reduce construction generated-noise levels: a. Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 10:00 p.m. Construction activities shall be prohibited on Sundays and legal holidays. b. Construction truck trips shall be scheduled, to the extent feasible, to occur during non-peak hours and truck haul routes shall be selected to minimize impacts to the nearby childcare center. c. Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. d. To the extent feasible, stationary construction equipment (e.g., portable power generators) shall be located at the furthest distance possible from the nearby childcare center. e. When not in use, all equipment shall be turned off and shall not be allowed to idle. Clear signage that posts this requirement for workers shall be provided at the entrances to the site. **Noise: Mitigation for Noise from Outdoor Events** **N-2:** The following measures shall be implemented to reduce noise levels associated with outdoor events: a. Outdoor events shall be limited to between the hours of 7:00 a.m. and 10:00 p.m.

	b. If outdoor events involving the use of amplified sound systems or live performances are proposed on the east or south sides of the proposed structure, the project shall implement one of the following: i. Construction of a noise barrier sufficient to block the line of sight between onsite outdoor event areas and nearby existing residential land uses. The barrier shall be constructed to a minimum height of 6 feet above ground level. The barrier shall be constructed of masonry block, or material of similar density and usage, with no visible air gaps at the base of the barrier or between construction materials/components. ii. Installation of alternative barrier design, and/or adoption of a specialized outdoor event plan, that is capable of achieving a reduction in daytime exterior noise levels below the City of Reedley standard of 55 dBA Leq, as measured from sensitive receptors located to the east of Reed Avenue. The alternative barrier design may utilize a temporary or portable barrier. The specialized outdoor event plan shall include details such as restrictions on the placement and orientation of amplified equipment, requirements and specifications for screening or shielding noise sources, and/or other such measures that would function to control event noise. Any alternative barrier design and/or specialized outdoor event plan shall be reviewed and verified as capable of meeting the requisite City of Reedley noise standard by a qualified noise specialist prior to the commencement of outdoor events at the project site. c. The District shall designate a point of contact where concerns or issues involving noise from events may be directed. This shall occur prior to the operation of the project and remain in effect throughout the project's operation.
Transportation	**Transportation: Roadway System and Vehicular Travel Improvements** **T-1 (Advisory: Not required under CEQA):** The District will participate in the improvements recommended in the Traffic Impact Analysis (Appendix 4 of this Initial Study) in accordance with the fair share percentages presented in Table 17-1 of the Initial Study. In the case of the recommended improvements to the Reed Avenue/College Drive intersection under the Existing Plus Project scenario, these improvements shall be implemented prior to the opening of the project. **Transportation: Bicycle and Pedestrian Facility Improvements** **T-2:** As part of construction the project shall implement a Class II Bike Lane along its frontage to Reed Avenue. **T-3:** As part of construction the project shall implement walkways that are Americans With Disabilities Act (ADA) compliant along its frontages to Reed Avenue and College Driveway.
Tribal Cultural Resources	**Tribal Cultural Resources: Mitigation for Unanticipated Discoveries** **TC-1:** To help ensure identification and protection of potentially occurring subsurface tribal cultural resources at the project site, a tribal monitor or observer shall be present at the project site during ground disturbing construction and pre-construction activities. The tribal monitor or observer shall be identified and approved by Table Mountain Rancheria. **TC-2:** If tribal cultural resources are discovered during ground disturbing activities, work shall stop in the immediate vicinity of the find and a qualified professional with expertise in tribal cultural resources shall be consulted to recommend an appropriate course of action with the input of potentially affected tribes. If it is determined that the project may cause a substantial adverse change to a tribal cultural resource, mitigation measures to be considered should include those identified in Public Resources Code Section 21084.3.

A. Project Background Information

1. Project Title, Lead Agency, and Lead Agency Contact Information

- Project Title: Reedley College Center for Fine and Performing Arts Project
- Lead Agency: State Center Community College District
- Contact: George Cummings, District Director of Facilities Planning
  1171 Fulton Street, Fresno, CA 93721
  Phone: (559) 243-7191
  Email: george.cummings@scccd.edu

2. Project Location

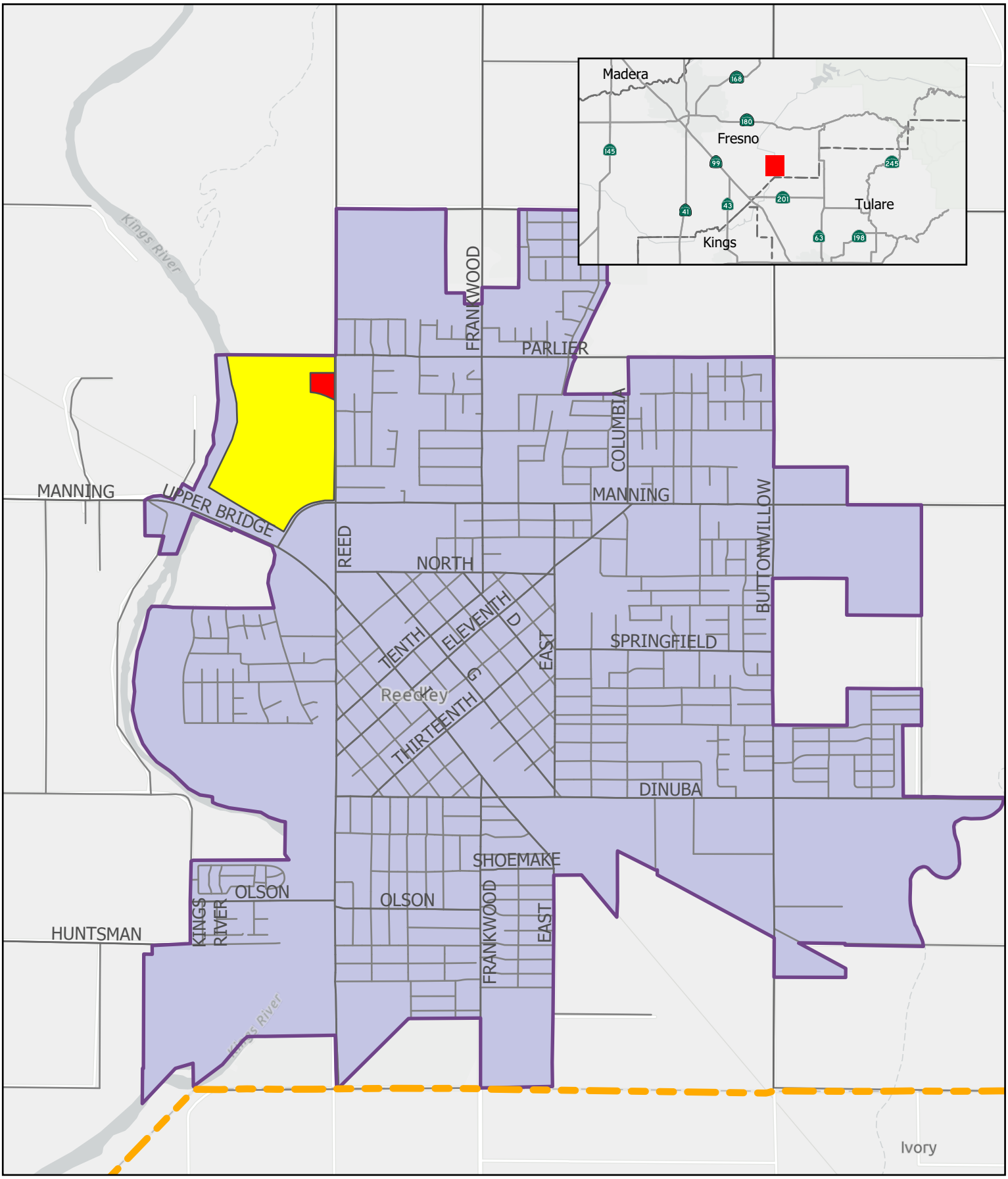
The project site is located at the northwest corner of Reed Avenue and College Driveway in the City of Reedley, Fresno County, CA. The site encompasses approximately 4.0 acres at within the existing Reedley College campus boundaries.

The Reedley College campus encompasses approximately 420 acres in total, including over 100 acres of facilities at the main campus (e.g., academic and administrative buildings, athletic facilities, parking areas, and landscaping) and a 300-acre farm located immediately north of the main campus. The proposed project site is bordered by existing parking and classroom facilities to the south, agricultural buildings and facilities to the west, and the Reedley College farm to the north (which includes agricultural orchards and fields). The area to the east of the project site across Reed Avenue includes a mixture of single-family and multifamily residences and a church.

Figures 1 and 2 and Table A-1 provide additional details regarding the project location.

TABLE A-1
Project Location

City	Reedley
County	Fresno
Zip Code	93654
Assessor's Parcel Number	363-100-56ST; 363-100-55ST
Nearest Existing Major Cross Streets	Reed Avenue and Parlier Avenue
Elevation	Approximately 355 ft. AMSL
USGS Map	Reedley Quadrangle, 7.5 Minute Series
Section, Township & Range	Portion of Section 22, Township 15 South, Range 23 East (Mount Diablo Base and Meridian)
Latitude/Longitude	36°36'37"N, 119°27'30"W



Project Location Figure 1

Reedley College Performing Arts Center Project
State Center Community College District

ODELL *Planning & Research, Inc.*
Environmental Planning • School Facility Planning • Demographics

Reedley College
Project Location
City of Reedley
FresnoCounty

0 1,250 2,500 5,000 Feet

N

Project Site

Figure 2

Reedley College Performing Arts Center Project
State Center Community College District

ODELL *Planning & Research, Inc.*
Environmental Planning • School Facility Planning • Demographics

Reedley College Project Location

0 250 500 1,000 Feet

N

3. Project Setting

a. Existing Land Uses

The project is sited on the campus of Reedley College, a community college located in the northwest portion of the City of Reedley. Opened in 1956, the campus encompasses 420 acres and enrolls over 18,000 students (over 8,000 full-time equivalent)[1] in a variety of courses and degree programs in occupational education and the arts and sciences.

The site of the proposed Center for Fine and Performing Arts consists of approximately four acres at the northeast portion of the campus, located at the northwest corner of Reed Avenue and the northerly campus access road from Reed Avenue. Most of the project site (approximately 3.2 acres) is currently occupied by an orchard. The site also contains a small area (0.8 acres) near the campus access road which contains vacant land but is planted with six mature eucalyptus trees.

Adjoining the project site to the south and west are existing Reedley College campus facilities (e.g., buildings, parking areas, landscaping, and lighting). Located to the north of the project site is the Reedley College Farm, which encompasses approximately 300 acres and includes a variety of large-scale agricultural uses. East of the project site are urbanized areas within the City of Reedley, including single-family residences, multifamily residences, and commercial uses.

b. Public Land Use Policy

City of Reedley

Reedley General Plan 2030 Update

The *Reedley General Plan 2030 Update* (referred to hereafter in this section as "General Plan") provides adopted public land use policy for the City of Reedley. The General Plan is intended to embrace the community and reflects current values of maintaining Reedley as a vibrant, growing community with a history linked to agriculture. The overarching goal of the General Plan is to accomplish the following focal points:

a) Establish a long-range vision and plan for the community that reflects the need and desire of the citizenry.

b) Maintain Reedley's small-town atmosphere.

c) Incorporate the Reedley Specific Plan, the Rail Corridor Master Plan and the Southeast Reedley Industrial Area Specific Plan into a single document.

d) Ensure neighborhood connectivity and walkability orientation through subdivision design.

e) Provide more opportunities for mixed use projects.

f) Preserve and expand the core of Reedley.

g) Encourage more variety and blends of housing types.

h) Provide adequate educational facilities.

i) To provide economic stability, encourage a diversified job base, expand local economy while enhancing local and regional shopping opportunities

The General Plan identifies Reedley College as an important community asset. As described in the General Plan, "Reedley College has capped the local educational structure, providing area residents with a lively assortment of classes, programs, activities, and community events;" further, the college "enhances our community with its multitude of programs and student exchange efforts." (*City of Reedley General Plan 2030 Update*, p. 4) Several goals and policies in the General Plan specifically reference Reedley College, including the following:

[1] 2018-19 Reedley College Student Enrollment and Headcount. https://www.reedleycollege.edu/faculty-and-staff/college-planning/college-office-of-research-and-evaluation/data-dashboards/student-enrollment-headcount.html

Goal LU 2.6(F): Street standards shall be revised to reflect Complete Streets design which includes the following:

…

(7) Circulation plans for pedestrian, bicycle and vehicle traffic shall provide for effective connections to major community facilities, such as the Kings River, Rail Trail, Downtown, Reedley College, Reedley High School, elementary schools and parks and employment areas.

Policy LU 2.7.76: The City shall coordinate the location of school sites in the community with the Kings Canyon Unified School District and the State Center Community College District. This will provide the coordination necessary for both the City and the Districts to designate optimum sites for future development.

Policy LU 2.7.77: Work with Reedley Community College to facilitate expansion plans and provide student housing.

Policy LU 2.8.17: Work with the school district and Reedley College to establish programs that will enhance the workforce skills of the community.

Policy CIR 3.2.5: The City shall revise roadway standards for future streets to include the following:

…

(g) Circulation plans for pedestrian, bicycle and vehicle traffic shall provide for effective connections to major community facilities, such as the Kings River, Rail Trail, downtown, Reedley College, Reedley High School, elementary schools, parks and employment areas.

The General Plan's Land Use Map shows that the project site is designated as Public/Institutional Facility, which the General Plan describes as "land use designated for the location of governmental and quasi-governmental facilities and services which are necessary to the general welfare of the community," with typical uses including the wastewater treatment plant, retention basins, schools, and cemeteries. (*City of Reedley General Plan 2030 Update*, p. 46)

City of Reedley Zoning Ordinance

The City of Reedley's Zoning Map designates the Reedley College campus (including the project site) as "RCO" (Resource Conservation and Open Space). Per the Zoning Ordinance, this zone district is intended to provide for permanent open spaces in areas of the community which exhibit significant vegetation, scenic qualities, wildlife or recreation potential, and which are designated as open space or school and college sites by the City's General Plan.

State Center Community College District

Community College District Land Use Powers and Authority

A community college district is afforded unique discretion when developing educational facilities. In addition to being able to act as its own lead agency, a community college district may take action pursuant to provisions of the California Government Code when developing a project to act independently from land use regulations of the City or County in which the project is located. Government Code Section 65402 allows a community college district to override findings of a City or County regarding the General Plan conformity of the proposed project. Government Code Section 53094 allows a community college district to exempt the project from the zoning ordinances of a City or County. However, subdivision (b) of Section 53094 limits the availability of the zoning override as follows: "The governing board of the school district may not take this action when the proposed use of the property by the school district is for non-classroom facilities, including, but not limited to, warehouses, administrative buildings, and automotive storage and repair buildings."

SCCCD Facilities Master Plan

SCCCD's Facilities Master Plan provides a guide for future development at each of the eight campuses within the District. It provides a blueprint for the placement of future facilities, removal and/or renovation of existing facilities, and various site improvements throughout the District. The plan includes conceptual

drawings and schematic layouts that identify the location and purpose of improvements, with final designs for sites and projects occurring as projects are funded and detailed programming and design occur.

The Facilities Master Plan discusses the Center for Fine and Performing Arts as a significant part of the facilities planning set forth at Reedley College. "The Center for the Fine and Performing Arts will provide students with advanced tools to prepare them for a world where the performing arts intersects with technology. This proposed facility will meet modern-day curriculum demands and serve as a visual showcase of student and community work." The Facilities Master Plan also emphasizes improving the Reedley College campus image through actions that include improving the character of the buildings on campus, implementing a more contemporary architectural expression, and realigning the campus entrance road to create a "new front door" to the campus at Reed Avenue. Development of the Center for Fine and Performing Arts relates to these actions as well as the Master Plan's broader goal of improving the Reedley College campus image.

Reedley College 2015-2025 Educational Master Plan

The Reedley College 2015-2025 Educational Master Plan serves as a guide for the educational programs and support services needed to establish long-term targets for student success at Reedley College and its College Centers in Madera and Oakhurst. Utilizing a ten-year horizon, the Educational Master Plan demonstrates criteria for decision making and budgeting processes that provide a framework for the organization to fulfill its overall mission and "Vision 2025" (a long-term vision for Reedley College formed through collaborative brainstorming by students, faculty, staff, and administrators). Although the Educational Master Plan is less specifically focused on facilities development than the SCCCD Facilities Master Plan, the two plans are integrated with one another, with the Educational Master Plan driving facilities planning decisions to achieve educational outcomes for the college. While the Educational Master Plan discusses broad goals related to facilities such as "building and maintaining modern facilities" and "establishing environments for community engagement and cultural activities", the plan also specifically discusses development of a Center for Fine and Performing Arts at the campus. The Center for Fine and Performing Arts, as envisioned, will provide excellence in instruction with professional development for a number of academic programs while also supporting cultural activities.

c. Streets and Highways

The nearest major streets to the project site are Reed Avenue and Parlier Avenue. Reed Avenue is one of the major roadways serving the City of Reedley, running approximately 10 miles from CA-180 to Floral Avenue (the Fresno County-Tulare County line), where it becomes Road 52. Parlier Avenue is an east-west roadway which runs approximately 4.5 miles from Reed Avenue to Crawford Avenue east of the city. The Circulation Element of the Reedley General Plan classifies Reed Avenue as a Major Arterial and Parlier Avenue as a Collector in the vicinity of the project.

Other streets of note near the project site include Manning Avenue (a significant east-west roadway located at the southern border of the Reedley College campus); South Avenue (an east-west roadway located approximately one-half mile north of the site that is designated as a Major Arterial roadway); and Kip Patrick Drive, Ponderosa Avenue, and Palm Avenue (smaller neighborhood streets which connect residential areas east of Reedley College to Reed Avenue).

(Additional information on streets and highways is presented in Part E, Section 17 of this Initial Study.)

d. Public Utilities and Services

Water, Wastewater, and Storm Drainage

The project site is connected to public utilities and services provided by the City of Reedley. Existing water, wastewater, and storm drainage facilities are located near the project site as a result of prior development near the site. The project is planned to connect to existing water and sewer lines within Reedley College property located north of the site. Additionally, there are on-site retention basins located approximately 800 feet southwest of the site on the Reedley College campus which accommodate storm drainage at the campus. The project would be served by these basins and related on-campus drainage infrastructure.

Police and Fire

Police and fire protection services within the City of Reedley are provided, respectively, by the Reedley Police Department and Reedley Fire Department. Additionally, the SCCCD police department provides law enforcement services on the Reedley College campus.

Transit

The City of Reedley's Community Services Department runs an advance reservation van, and on-call door-to-door van service. The twelve-passenger vans operate Monday through Friday between the hours of 7:30 a.m. to 4:30 p.m. These vans provide service to the downtown stores and offices (including City Hall, Post Office and Library), the Hot Meals program at the Community Center, the shopping centers at Buttonwillow and Manning Avenues, the Adventist Medical Center Hospital and the other locations within a two-mile radius of Reedley. The vans are also used to transport children from house to school. Reedley College operates a bus which connects Sanger, Fowler, Selma, and Parlier with the college. Fresno County Regional Transportation Authority (FCRTA) operates Orange Cove Transit, a bus service that runs Monday through Friday, twice a day each way, from Orange Cove to the City of Fresno. There are three stops in the City of Reedley at Manning and Buttonwillow, East and Springfield, and Manning and Reed. Dinuba Area Regional Transit (DART) operates a bus that runs from Reedley College, Adventist Medical Center Hospital and Palm Village to the Dinuba Transit Center. The service operates at different times ranging from five times a day during the school year to seven times a day in the summer.

(Additional information on Public Utilities and Services is included in Part E, Sections 15 and 19)

4. Project Description

Development of the proposed Center for Fine and Performing Arts would include the following facilities:

- An auditorium with seating for 500-550 patrons;
- A 1,000 square-foot art gallery;
- An indoor lobby area configurable to accommodate up to 150 people as a sit-down dinner venue;
- Concessions area;
- Green room;
- Box office;
- Conference room;
- Restrooms;
- Miscellaneous areas for storage and equipment.

The project also includes an outdoor plaza that would function as a congregational area and may be used as an area for outdoor events and performances. The plaza and other area surrounding the Center for Fine and Performing Arts would include landscaping, lighting, and public art. Figures 3 and 4 display, respectively, the proposed Site Plan and Elevations for the project.

The Center for Fine and Performing Arts is planned to operate during regular instructional hours as well as during evenings and weekends. Most events and performances are expected to occur during evenings and weekends, while administrative and instructional activities are expected to occur primarily during weekday daytime hours.

If approved, the project is planned to begin construction in early spring 2021 and estimated to begin operation between late 2022 and early 2023.

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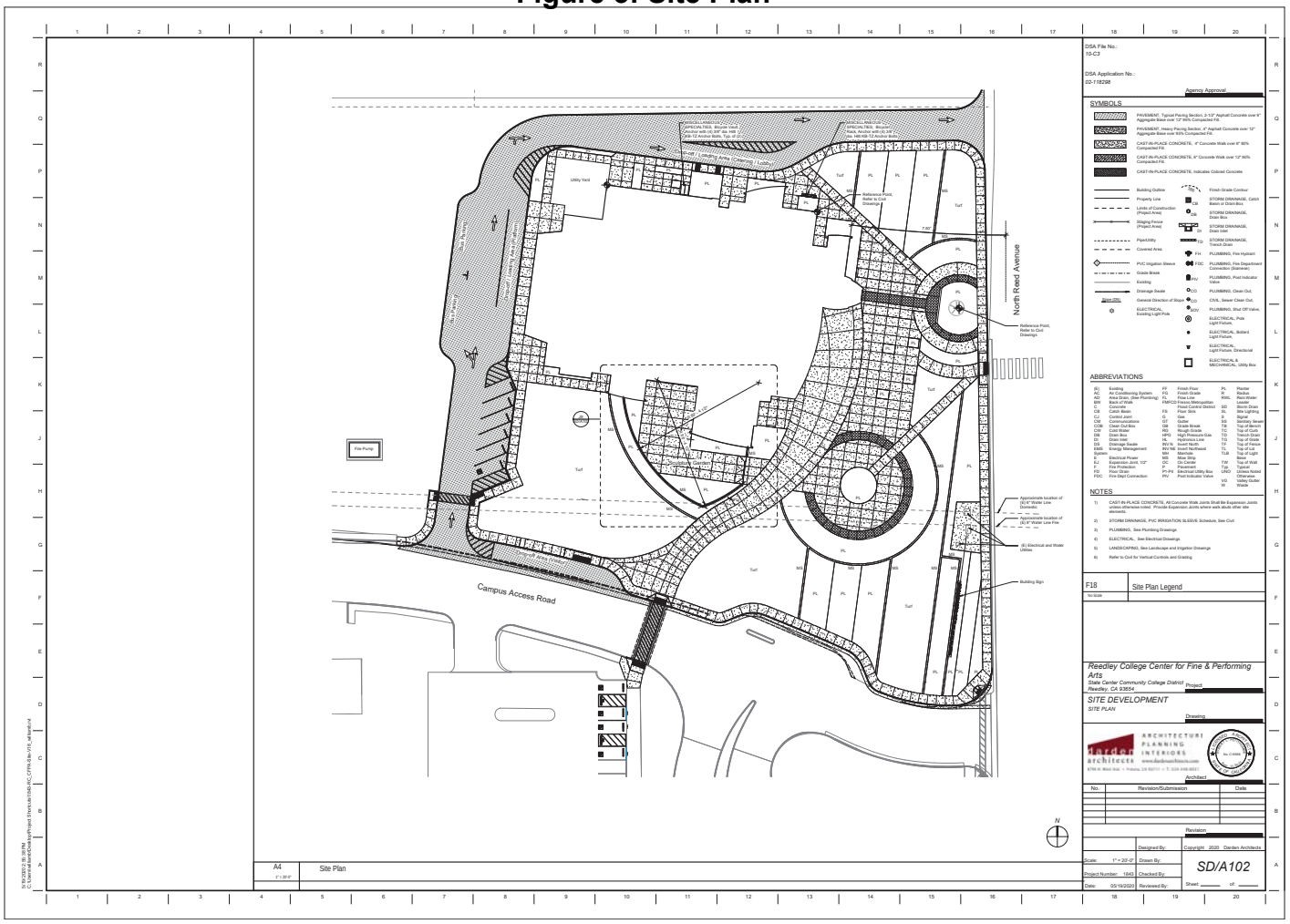
Figure 3: Site Plan



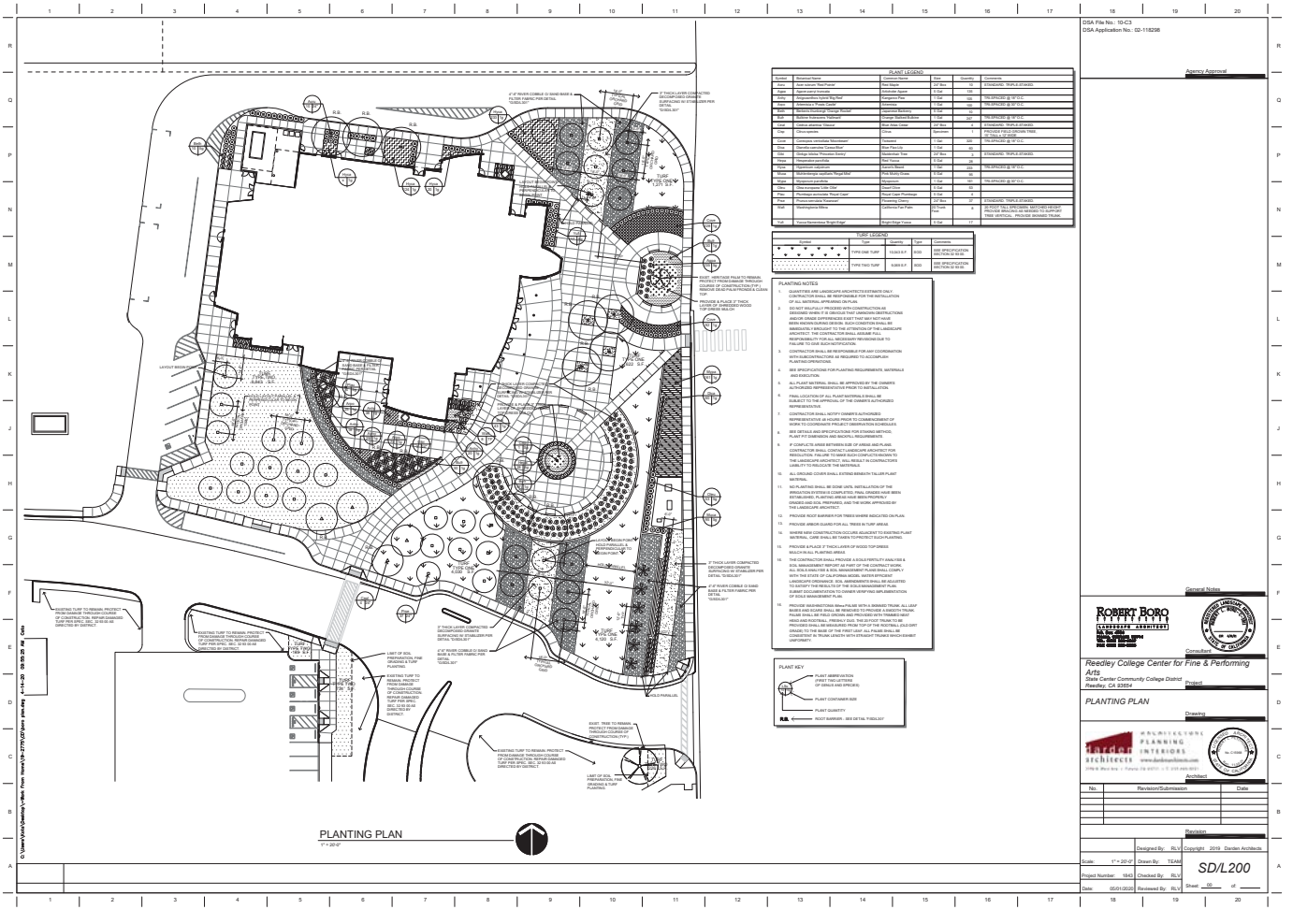
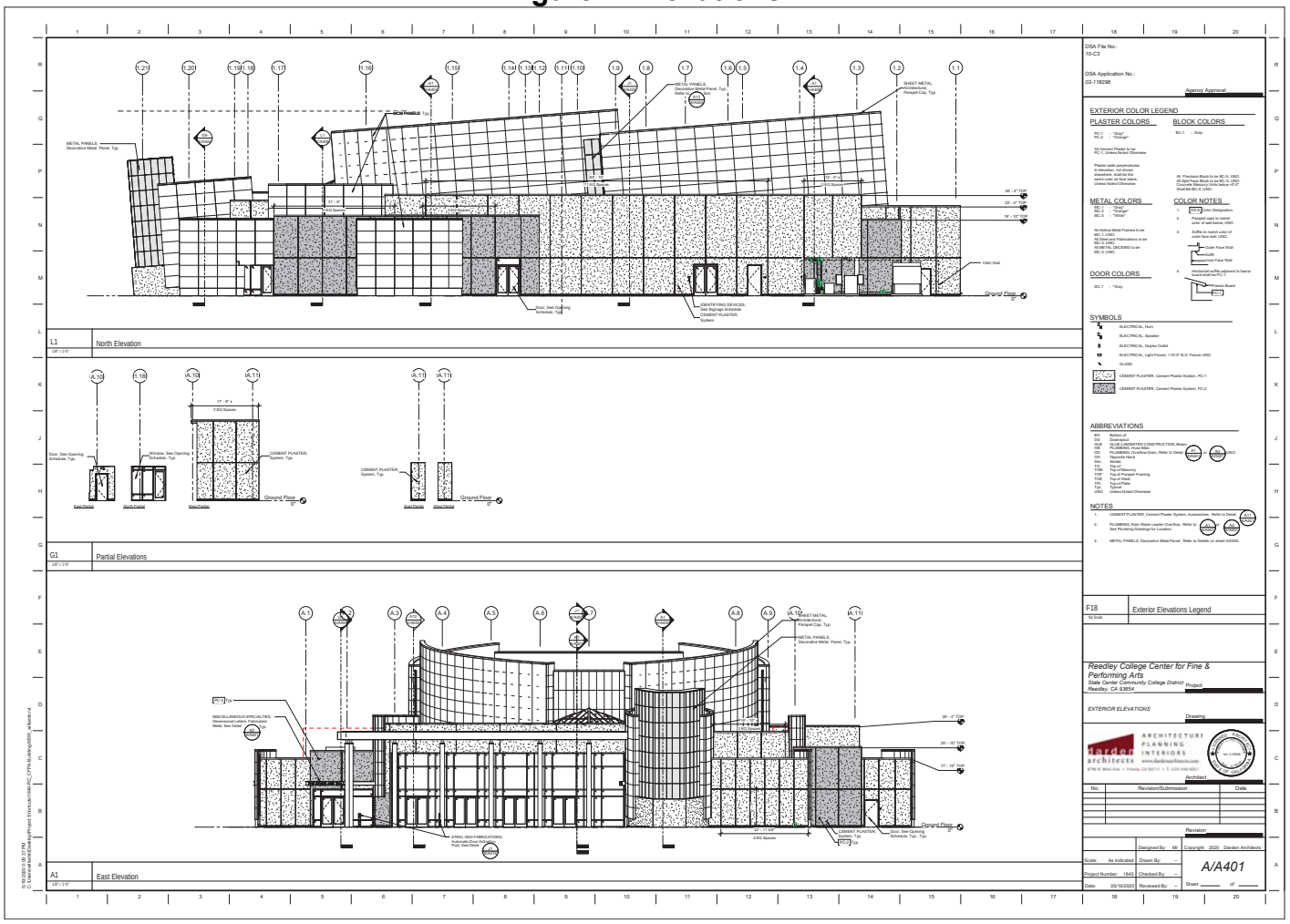
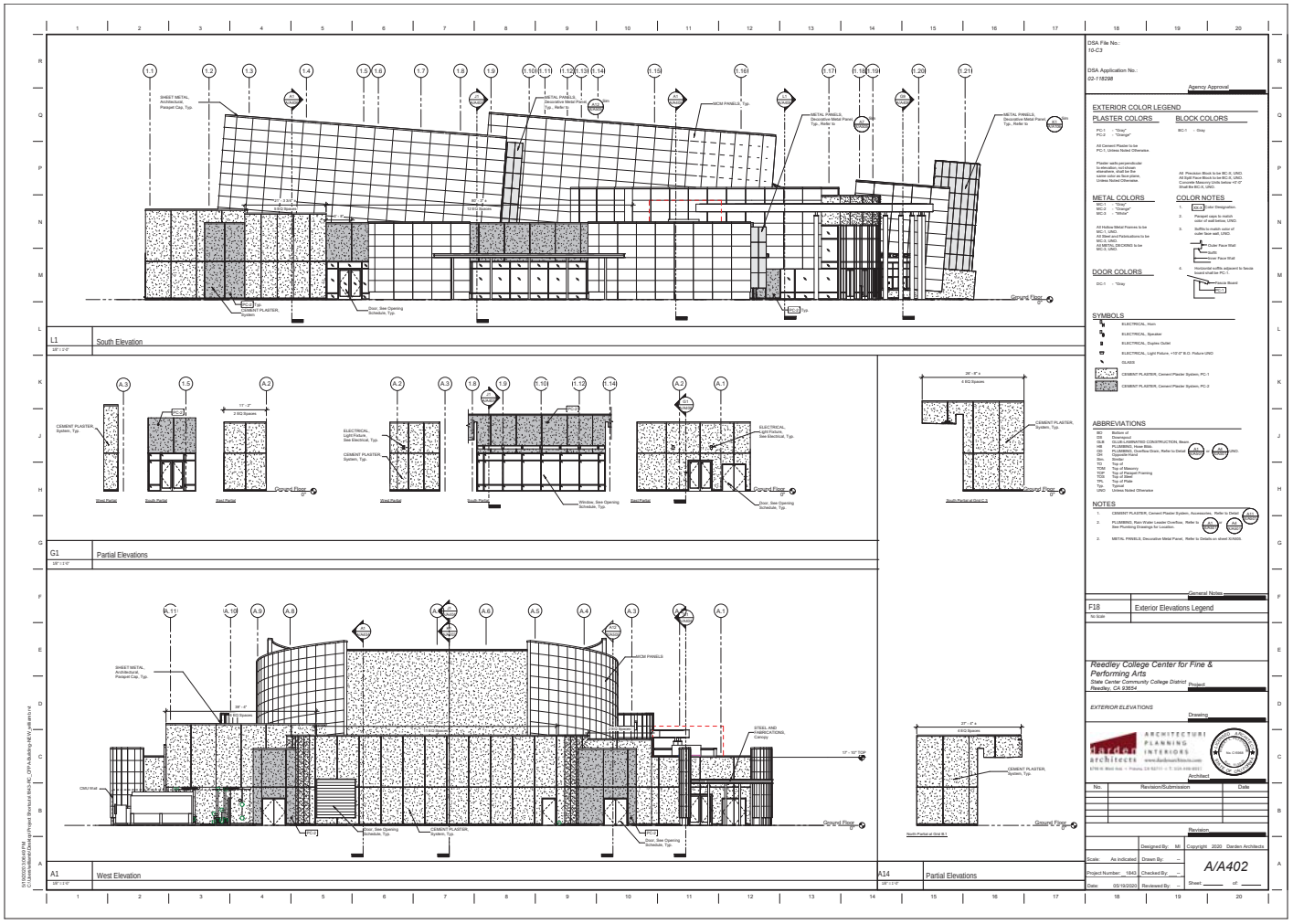


Figure 4: Elevations





5. Actions Required to Implement Project

State Center Community College District must undertake the following actions in order to implement the project:

- Complete the California Environmental Quality Act process for the project. This would involve either the adoption of a mitigated negative declaration for the project or the preparation of an environmental impact report. Based on the results of this Initial Study, the District should consider the adoption of a mitigated negative declaration for the project;
- Adopt and implement the Mitigation Monitoring and Reporting Program identified in Part F of this Initial Study;
- Approve the project;
- Secure approvals, permits, and agreements, as necessary, from agencies and utilities that are responsible for public facilities the project would construct, modify, or otherwise affect within or near the site.

6. Request for Preliminary Comment

SCCCD distributed a Request for Preliminary Comment for the proposed school project to responsible, trustee and other agencies that might have an interest in the project. The Request for Preliminary Comment provided an opportunity for the agencies to comment on the potential environmental effects of the project, including whether an Environmental Impact Report, Mitigated Negative Declaration, or Negative Declaration should be prepared for the project. The District also sent the Request for Preliminary Comment to residents and property owners in the project vicinity.

7. Other Public Agencies Whose Approval is Required

Implementation of the proposed project would require approvals from the following public agencies in addition to State Center Community College District:

Implementation of the project would require approvals from the following Responsible Agencies:

- The City of Reedley must review and approve plans and accept improvements related to the provision of public street access, water supply, sewage collection, and drainage for the project.
- The San Joaquin Valley Air Pollution Control District must review and approve the project for compliance with Rule 9510 (Indirect Source Review) and other applicable rules and regulations.
- The Fresno County Department of Public Health is responsible for permitting and inspecting retail food businesses, reviewing construction plans and inspection of new and remodeled food facilities, investigating complaints regarding violations involving unsanitary conditions, investigates suspected food borne illnesses, etc.

The California Department of Fish and Wildlife is the only Trustee Agency identified for the project. The agency has jurisdiction over biological resources the project may impact.

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B. Environmental Factors Potentially Affected

Based on the evaluations in Part E, the project would have a less than significant impact on the environmental factors listed in the following table. Those factors that require mitigation to be incorporated into the project to be less than significant are noted with an "X".

TABLE B-1
Environmental Factors Potentially Affected

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

C. Determination

Based on this Initial Study, I find that the Reedley College Center for Fine and Performing Arts Project could have significant effects on the environment, but mitigation measures incorporated in the project by the State Center Community College District will avoid the effects or render them less than significant. Therefore, a Mitigated Negative Declaration is recommended for adoption.

Signature	11/12/2020 Date
Christine D. Miktarian Print Name	Vice Chancellor, Operations Title

D. Evaluation of Environmental Impacts

1. State CEQA Guidelines Appendix G: Environmental Checklist Form

This Initial Study identifies and analyzes the potential impacts of the project on the environmental resources and conditions listed in Appendix G in the State CEQA Guidelines , describes feasible mitigation measures that could be incorporated in the project to avoid the impacts or reduce them to an insignificant level, and determines the significance of the impacts without or with mitigation. The environmental resources and conditions listed in Appendix G are categorized as follows: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, Wildfire, and Mandatory Findings of Significance.

The discussion of each impact in Part E of the Initial Study concludes with a determination that the impact is potentially significant, less than significant with mitigation, less than significant, or does not involve any impact (no impact).

The "potentially significant" determination is applied if there is substantial evidence that an effect may be significant. Under the State CEQA Guidelines, a significant effect, or impact, on the environment means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance (see Guidelines § 15382). The District must prepare an Environmental Impact Report for the project if the Initial Study identifies one or more potentially significant impacts.

The "less than significant impact with mitigation incorporated" determination applies when the incorporation by the District of mitigation measures in the project would reduce an impact from potentially significant to less than significant. This Initial Study describes each mitigation measure the District has incorporated in the project to reduce potentially significant impacts to a less than significant level.

The "less than significant" determination applies when the project would not result in a significant effect on a resource or condition. The less than significant determination used only in cases where no mitigation measures are required to reduce an impact to a less than significant level.

The "no impact" determination applies when the project would have no impact on a resource or condition, or the resource or condition does not apply to the project or its location.

The discussion of impacts in this Initial Study lists each potential impact as stated in Appendix G, provides an analysis of the impact, describes each mitigation measure required to avoid the impact or reduce it to an insignificant level, and concludes with a determination of the level of significance of the impact. References to documents that would provide background information on an impact are provided where applicable.

This Initial Study incorporates by reference all documents and other sources of information cited in the Evaluation of Environmental Impacts (Part E) and Sources Consulted (Part H).

2. Existing Laws, Regulations, Policies, and Mitigation Measures

In some cases, an impact that might appear to be significant is less than significant because it is subject to state, regional, or local laws, regulations, or policies – the application of which will reduce the impact to a less than significant level. Preparation of this Initial Study included a review of applicable laws, regulations, and policies to determine if they would prevent or reduce the potentially significant impacts of the proposed project. The Initial Study does not cite the laws, regulations, and policies as mitigation measures because they would apply to the project regardless of the outcome of the Initial Study.

For the proposed project, applicable laws, regulations, and policies include but are not limited to the following:

City of Reedley

- City of Reedley General Plan
- City of Reedley Zoning Regulations
  https://www.sterlingcodifiers.com/codebook/index.php?book_id=564
- Standard Construction Drawings
- National pollutant Discharge Elimination System (NPDES) Construction General Permit

San Joaquin Valley Air Pollution Control District
https://www.valleyair.org/rules/1ruleslist.htm

Regulation VIII – Fugitive PM10 Prohibitions

Regulation IX – Mobile and Indirect Sources

Fresno County Department of Public Health, Environmental Health Division
https://www.co.fresno.ca.us/departments/public-health/environmental-health

The Environmental Health Division is responsible for performing a wide variety of public health services and enforcing numerous local and state regulations pertaining to public and environmental health. The HazMat Compliance Program is Fresno County's designated CUPA (Certified Unified Program Agency) and oversees six state-mandated programs in Fresno County: Hazardous Materials Business Plan (HMBP), California Accidental Release Program (CalARP), Underground Storage Tank Program (UST), Aboveground Storage Tank Program (APSA), Hazardous Waste Generator Program, and Tiered Permitting Program. Additionally, the Environmental Health Division is responsible for regulating and permitting retail food facilities (including college eating and dining facilities), reviewing construction plans and inspection of new and remodeled food facilities, investigating complaints regarding violations involving unsanitary conditions, investigates suspected food borne illnesses, etc.

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E. Environmental Checklist

The following questions are taken from the State CEQA Guidelines, Appendix G: Environmental Checklist Form, Evaluation of Environmental Impacts (as updated December 28, 2018). The thresholds of significance used for this Initial Study are the same as the environmental issues listed in the Appendix G Checklist.

1. Aesthetics

Except as provided in Public Resources Code § 21099, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	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 nonurbanized 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 light and glare that would adversely affect day or nighttime views in the area?		✓		

Except as provided in Public Resources Code Section 21099, would the project:

a. Have a substantial adverse effect on a scenic vista?

Scenic features within the City of Reedley and the surrounding area which could be considered scenically valuable include views of agricultural lands from the urban fringes of the City, eastern views of the mountains, and western views of the Kings River corridor. (See discussion in the *Reedley General Plan 2030 Draft EIR*, p. 2-3, 2-4). However, as also noted in the General Plan Draft EIR, there are no specifically designated scenic vistas (i.e., areas signed and accessible to the public) within the City or in the immediate unincorporated areas adjacent to the City. The project would not substantially diminish views of any of these identified scenic features due to its distance from these features and because its design characteristics (e.g., building height, size, and lighting) would be similar to community college facilities already existing near the site. The impact of the project on scenic vistas would therefore be less than significant.

b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

No scenic highways are located within the project area, thus no impacts would result from the project. The closest state highway (CA-180) runs west to east approximately seven miles to the north of the City of Reedley.

c. In non-urbanized area, 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?

The project site is located within the northeastern portion of the Reedley College campus, which is situated in the northwestern portion of the City of Reedley in an area where urban and semi-urban uses (e.g., existing Reedley College facilities and neighboring residential uses) transition to agricultural uses and open space areas. As mentioned earlier in the Project Setting (see Section 3(a) under Project Background Information), the project site is currently occupied by an orchard, and a smaller area near the campus access road contains vacant land plus six mature eucalyptus trees. There are also two prominent palm trees located at the eastern edge of the project site along Reed Avenue.

Applicable regulations governing visual character and scenic quality can be found in the City of Reedley's Zoning Ordinance (City of Reedley City Code, Title 10). The "RCO" (Resource Conservation and Open Space) Zone District and includes provisions regulating features related to the form of development such as height, lot coverage, setbacks, lighting, signage, and landscaping. The project would not conflict with applicable provisions of the City of Reedley zoning regulations, or with other provisions of the Reedley City Code pertaining to scenic quality.

Development of the project would change the existing visual setting at the project site; however, the change is expected to positively affect the visual setting and not substantially degrade the visual character or quality of public views of the site and its surroundings. Although determinations of aesthetic value can often be subjective, the proposed Center for Fine and Performing Arts is consistent and compatible with the visual elements that are present at the project site and its vicinity. The site is adjacent to the existing Reedley College facilities which comprise the dominant form of development on the west side of Reed Avenue between Parlier Avenue and Manning Avenue, and the Center for Fine and Performing Arts building would be consistent with the type and scale of development in this area. While the project entails removing a small orchard plus minor relocations of some existing campus-based agricultural facilities to accommodate the Center for Fine and Performing Arts, the affected area is small relative to the total area of the Reedley College farm, thus westward views across Reed Avenue of existing features like tree orchards would remain largely in place and not substantially adversely impacted. Further, the Center for Fine and Performing Arts would serve as a visual focal point at the campus and along Reed Avenue, which is consistent with the visioning and facilities planning for Reedley College set forth in the SCCCD Facilities Master Plan.

Regarding trees and landscaping, the project would maintain the two historic palm trees but remove the six eucalyptus trees located at the southern portion of the site. The purposes for removing the eucalyptus trees include ensuring there is adequate access to the project and ensuring that the desired aesthetic effect of the project (i.e., improving the Reedley College campus image through compelling architecture) is achieved. It is noted that the Historical Resources Survey Report (HRSR) includes some comments about the aesthetic qualities of the strand of eucalyptus trees. The HRSR describes the trees as "emblematic of California history" and recommends preserving the trees (i.e., on the basis of aesthetics rather than for reasons of cultural or historical significance; the eucalyptus trees were not identified as cultural or historical resources in the report). However, the comments in the HRSR do not go so far as to say removal of the trees would arise to a significant adverse aesthetic impact. When considering the overall visual setting and character present at the project site (which are defined primarily by the agricultural orchards at the Reedley College Farm, the palm trees along Reed Avenue, and the backdrop of the existing Reedley College campus facilities), removal of the eucalyptus trees would not amount to a substantial degradation of the existing visual character or quality of public views. Additionally, the project includes a landscape plan which will incorporate plants, trees, and other landscaping features as part of the project's design. The landscape plan will help further ensure the project is aesthetically complementary to the visual character and quality at the project site and its vicinity.

Based on the information presented above, the impacts of the project regarding visual character and quality would be less than significant.

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

The project may increase light and glare in its vicinity. The proposed Center for Fine and Performing Arts would host night-time events, which may create light and glare directly from the operation of facilities. Glare may also indirectly from sources such as the headlights of vehicles arriving at and departing from the venue, though it is noted this would be similar to existing conditions from vehicular travel at the college campus. Additionally, during non-event times, project buildings and parking areas are expected to be lighted in the evenings for the safety and security of patrons, students, and staff. To ensure that adjacent existing and future land uses are not significantly impacted, the following mitigation measures will be incorporated in the project.

Mitigation Measures AE-1 through AE-3: Measures to Reduce and Control Project-Related Light and Glare

- **AE-1:** All parking area lighting shall have full cut-off type fixtures. A full cut-off type fixture is a luminaire or lighting fixture that, by design of the housing, does not allow any light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the fixture. Full cut-off type fixtures must be installed in a horizontal position as designed.
- **AE-2:** All external signs and lighting shall be lit from the top and shine downward except where uplighting is required for safety or security purposes. The lighting shall also be, as much as physically possible, contained to the target area.
- **AE-3:** Project lighting features shall be designed to prevent direct glare and minimize spill over illumination on neighboring non-college properties.

Level of Significance After Mitigation: With implementation of the recommended mitigation measures to address lighting and glare, this impact will be less than significant.

2. Agriculture and Forestry Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, forestland, timberland, or timberland zoned Timberland Production?				✓
d. Result in the loss of forestland or conversion of forestland 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 forestland to non-forest use?			✓	

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?

The project site is situated on the Reedley College campus between the main academic core of the campus (located to the south) and the Reedley College farm (located to the north), which encompasses over 300 acres of farmland and agricultural facilities utilized by the college. The footprint of the proposed Center for Fine and Performing Arts is located on land currently occupied by part of a small orchard and an adjacent horse corral. It is noted that the small orchard area is the only Farmland on the campus located below the alignment of Parlier Avenue (approximately 4.75 acres total, most of which overlaps with the project site). The nearest non-college agricultural land is located approximately 900 feet north of the project site on the east side of Reed Avenue.

The California Department of Conservation's Important Farmland Finder shows the project site as containing a combination of Prime Farmland and Urban and Built Up Land. The portion of the site designated as Prime Farmland corresponds with the area of land currently in use as an orchard, while the remainder of the project site is designated as Urban and Built Up Land.

Development of the project would convert up to approximately 4.75 acres of Prime Farmland (i.e., the entirety of the small orchard area south of the Parlier Avenue alignment) to non-agricultural use. This amounts to an approximately two-percent reduction of the farmland currently available at the Reedley College campus, and its conversion would not substantially change operations at the Reedley College farm. Additionally, development of the project in this area is consistent with the master planning for the Reedley College campus as set forth in the Reedley College Educational Master Plan and SCCCD's Facilities Master Plan. Given the relatively small size of land at issue and that the resulting conversion is not likely to substantially affect the overall operations of the Reedley College farm, this impact is considered less than significant.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No impacts would occur from the project regarding conflicts with zoning for agricultural use or Williamson Act contract. The entire Reedley College campus, including the project site, is zoned by the City of Reedley as "RCO" (Resource Conservation and Open Space). This zoning designation allows for agricultural uses as well as public institutional uses like community college facilities, so development of the facilities proposed as part of the project would not conflict with the zoning at the project site. Further, the project site is not under Williamson Act Contract nor is any agricultural land adjacent to the project site under contract.

c. Conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned timberland production?

No impacts would occur. There are no forestland or timberland areas within the City of Reedley city limits or in the project site vicinity.

d. Result in the loss of forestland or conversion of forestland to non-forest use?

No impact would occur. This impact is addressed in Section 2(c) above.

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 forestland to non-forest use?

Aside from Farmland located on the Reedley College campus (addressed in Section 2(a) above), the nearest areas of Farmland are located 900 feet northeast of the project site in an area roughly bounded by Reed Avenue, South Avenue, Frankwood Avenue, and Aspen Drive. There are approximately 60 acres of land designated as Farmland within this area, and the Farmland is abutted by existing single-family residential development and a large agricultural processing facility. Given the distance of the Farmland from the

project site and the substantial intervening Reedley College agricultural land, the project would not encourage or expedite unplanned conversion of nearby farmland to non-agricultural use. Notably, the City of Reedley's General Plan Land Use Map and Zoning Map both show these 60 acres as being designated for a combination of low-density residential and light industrial uses.

Areas of Farmland located further away from the project site are not considered to be at significant risk of conversion due to distance plus the presence of the Kings River and intervening urban development. As mentioned in Section 2(c) there are no forestland or timberland areas within the project site vicinity. Based on these factors, this impact is considered less than significant.

3. Air Quality

This section is based on an Air Quality Analysis completed for the proposed project (Ambient, 2020; Appendix 1 of this Initial Study). This Initial Study incorporates information from this analysis to evaluate project impacts related to air quality impacts. Table 3-1 provides definitions for the air quality terms used in this section.

TABLE 3-1
Air Quality Definitions

Carbon Monoxide (CO)

A colorless, odorless gas resulting from the incomplete combustion of hydrocarbon fuels. CO interferes with the blood's ability to carry oxygen to the body's tissues and results in numerous adverse health effects. Over 80 percent of the CO emitted in urban areas is contributed by motor vehicles. CO is a criteria air pollutant.

Nitrogen Oxides (Oxides of Nitrogen, NOx)

A general term pertaining to compounds of nitric oxide (NO), nitrogen dioxide (NO_2) and other oxides of nitrogen. Nitrogen oxides are typically created during combustion processes and are major contributors to smog formation and acid deposition. NO2 is a criteria air pollutant and may result in numerous adverse health effects.

Particulate Matter (PM)

Any material, except pure water, that exists in the solid or liquid state in the atmosphere. The size of particulate matter can vary from coarse, wind-blown dust particles to fine particle combustion products.

PM2.5 includes tiny particles with an aerodynamic diameter less than or equal to a nominal 2.5 microns. This fraction of particulate matter penetrates most deeply into the lungs.

PM10 is a criteria air pollutant consisting of small particles with an aerodynamic diameter less than or equal to a nominal 10 microns (about 1/7 the diameter of a single human hair). Their small size allows them to make their way to the air sacs deep within the lungs where they may be deposited and result in adverse health effects. PM10 also causes visibility reduction.

Reactive Organic Gas (ROG)

A reactive chemical gas composed of hydrocarbon compounds that may contribute to the formation of smog by their involvement in atmospheric chemical reactions. No separate health standards exist for ROG as a group. Because some compounds that make up ROG are also toxic, like the carcinogen benzene, they are often evaluated as part of a toxic risk assessment. Total Organic Gases (TOGs) includes all of the ROGs, in addition to low reactivity organic compounds like methane and acetone. ROGs and VOC are subsets of TOG.

Sulfur Dioxide (SO_2)

A strong smelling, colorless gas that is formed by the combustion of fossil fuels. Power plants, which may use coal or oil high in sulfur content, can be major sources of SO_2 and other sulfur oxides contribute to the problem of acid deposition. SO_2 is a criteria air pollutant.

Source: California Air Resources Board. *Glossary of Air Pollution Terms* (2015)

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	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 in non-attainment under an applicable federal or state ambient air quality?			✓	
c. Expose sensitive receptors to substantial pollutant concentrations?			✓	
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

In accordance with San Joaquin Valley Air Pollution Control District (SJVAPCD)-recommended methodology for the assessment of air quality impacts, projects that result in significant air quality impacts at the project level are also considered to have a significant cumulative air quality impact. As discussed in Section 6.3(b), short-term and long-term operational emissions would not exceed applicable thresholds. In addition, the proposed project's contribution to localized concentrations of emissions, including emissions of CO, TACs, and odors, are considered less than significant. However, as noted in in Section 6.3(c), the proposed project could result in a significant contribution to localized PM concentrations for which the SJVAB is currently designated non-attainment. For this reason, implementation of the proposed project could conflict with air quality attainment or maintenance planning efforts. This impact would be considered potentially significant. (Refer to Sections 6.3(b) and (c) for additional discussion)

Mitigation Measure: Implement Mitigation Measures AQ-1 through AQ-9 (refer to Section 6.3(c) below)

Level of Significance after Mitigation: With implementation of Mitigation Measures AQ-1 through AQ-9, this impact would be considered less than significant.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality?

The project is located in the City of Reedley, which is within the SJVAB. The SJVAB is designated nonattainment for the national 8-hour ozone and PM2.5 standards. On September 25, 2008, the U.S. EPA redesignated the San Joaquin Valley to attainment for the PM10 NAAQS and approved the PM10 Maintenance Plan (SJVAPCD 2020). Potential air quality impacts associated with the proposed project could potentially occur during project construction or operation. Short-term construction and long-term air quality impacts associated with the proposed project are discussed, as follows:

Short-term Construction Emissions

Short-term increases in emissions would occur during the project's construction phase. Construction-generated emissions are of temporary duration, lasting only as long as construction activities occur, but have the potential to represent a significant air quality impact. The construction of the proposed project would result in the temporary generation of emissions associated with site grading and excavation; paving; motor vehicle exhaust associated with construction equipment and worker trips; and the movement of

construction equipment on unpaved surfaces. Short-term construction emissions would result in increased emissions of ozone-precursor pollutants (i.e., ROG and NOx) and emissions of PM. Emissions of ozone-precursors would result from the operation of on-road and off-road motorized vehicles and equipment. Emissions of airborne PM are largely dependent on the amount of ground disturbance associated with site preparation activities and can result in increased concentrations of PM that can adversely affect nearby sensitive land uses. Estimated annual and daily construction-generated emissions are discussed in greater detail, as follows:

Annual Construction Emissions

Average-daily construction emissions are summarized in Appendix 1, Table 4 .The project is estimated to generate maximum uncontrolled annual emissions of approximately 0.13 tons/year of ROG, 0.44 tons/year of NO_X, 0.40 tons/year of CO, 0.03 tons/year of PM_{10}, and 0.02 tons/year of $PM_{2.5}$; emissions of SO_2 would be negligible (i.e., less than 0.01 tons/year). Estimated construction-generated emissions would not exceed the SJVAPCD's significance thresholds of 10 tons/year of ROG, 10 tons/year of NO_X, 100 tons/year of CO, 27 tons/year of SO_2, 15 tons/year of PM_{10}, or 15 tons/year of $PM_{2.5}$. Given that project-generated emissions would not exceed applicable SJVAPCD significance thresholds, regional air quality impacts would be considered less than significant.

Daily Construction Emissions

Average-daily construction emissions are summarized in Appendix 1, Table 5. The proposed project would generate maximum uncontrolled average-daily emissions of approximately 2.28 lbs/day of ROG, 7.64 lbs/day of NO_X, 6.98 lbs/day of CO, 0.01 lbs/day of SO_2, 0.47 lbs/day of PM_{10}, and 0.40 lbs/day of $PM_{2.5}$. Estimated construction-generated emissions would not exceed the SJVAPCD's significance thresholds of 100 lbs/day for each of the criteria air pollutants evaluated. Localized air quality impacts associated with project construction would be considered less than significant.

Furthermore, it is important to note that project construction, including excavation and grading activities, would be required to comply with SJVPACD Regulation VIII (Fugitive PM10 Prohibitions). Mandatory compliance with SJVAPCD Regulation VIII would further reduce emissions of fugitive dust from the project site. With compliance with SJVAPCD Regulation VIII, emissions of PM would be further reduced by approximately 50 percent, or more. Given that project-generated emissions would not exceed applicable SJVAPCD significance thresholds, this impact would be considered less than significant.

Long-term Operational Emissions

Estimated annual operational emissions for the proposed project are summarized in Appendix 1, Table 6. As indicated there, the proposed project would generate approximately 0.17 tons/year of ROG, 1.24 tons/year of NO_X, 0.88 tons/year of CO, 0.26 tons/year of PM_{10}, and 0.07 tons/year of $PM_{2.5}$; operational emissions of SOX would be negligible (i.e, less than 0.01 tons/year). Operational emissions would not exceed SJVAPCD's mass-emissions significance thresholds. Additionally, operational emissions would be projected to decline in future years, with improvements in fuel-consumption emissions standards.

Average-daily operational emissions (also presented in Appendix 1, Table 6) would total approximately 0.77 lbs/day of ROG, 0.00 lbs/day of NO_X, 0.07 lbs/day of CO, 0.00 lbs/day of SO_2, 0.00 lbs/day of PM_{10}, and 0.00 lbs/day of $PM_{2.5}$. Average-daily operational emissions would not exceed the SJVAPCD's significance thresholds of 100 lbs/day for each of the criteria air pollutants evaluated.

Long-term operation of the proposed project would not result in a significant impact to regional or local air quality conditions. It is important to note that estimated operational emissions are conservatively based on the default vehicle fleet distribution assumptions contained in the model, which include contributions from medium and heavy-duty trucks. Mobile sources associated with the proposed land use (i.e., a performing arts center) would consist predominantly of light-duty vehicles. As a result, actual mobile source emissions would likely be less than estimated. Additionally, a large majority of the mobile-source emissions identified for the proposed project already occur associated with the estimated 18,732 unduplicated count of students that attend the college. For these reasons, this impact is considered less than significant.

c. Expose sensitive receptors to substantial pollutant concentrations?

Sensitive land uses located in the vicinity of the proposed project site consist predominantly of a day care center at the Reedley College campus and neighboring residential dwellings. The nearest day care center is located approximately 80 feet south of the project site along College Driveway. The nearest residential dwelling is located approximately 100 east of the project site along Reed Avenue. Long-term operational and short-term construction activities and emission sources that could adversely impact these nearest sensitive receptors are discussed, as follows:

The following is a discussion of short-term and long-term localized air quality impacts.

Short-term Construction

Naturally Occurring Asbestos

Naturally-occurring asbestos, which was identified by Air Resources Board (ARB) as a Toxic Air Contaminant (TAC) in 1986, is located in many parts of California and is commonly associated with ultramafic rock. The project site is not located near any areas that are likely to contain ultramafic rock (DOC 2000). As a result, risk of exposure to asbestos during the construction process would be considered less than significant.

Asbestos-Containing Materials

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition of existing buildings, particularly older structures constructed prior to 1970. Asbestos can also be found in various building products, including (but not limited to) utility pipes/pipelines (transite pipes or insulation on pipes). If a project will involve the disturbance or potential disturbance of ACM, various regulatory requirements may apply, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M-Asbestos NESHAP). These requirements include but are not limited to: 1) notification, within at least 10 business days of activities commencing, to the APCD, 2) an asbestos survey conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM.

The proposed project would not include the demolition of existing structures. This impact is considered less than significant.

Toxic Air Contaminants (Diesel-Exhaust Emissions)

Implementation of the proposed project would result in the generation of diesel particulate matter (DPM) emissions during construction associated with the use of off-road diesel equipment for site grading, paving, and other construction activities. Health-related risks associated with diesel-exhaust emissions are primarily associated with long-term exposure and associated risk of contracting cancer. For residential land uses, the calculation of cancer risk associated with exposure to TACs are calculated based on a 30-year period of exposure. The use of diesel-powered construction equipment, however, would be temporary and episodic and would occur over a relatively large area. Assuming that construction activities involving the use of diesel-fueled equipment would occur over an approximately 6-month period, project-related construction activities would constitute less than two percent of the typical exposure period. As a result, exposure to construction-generated DPM would not be anticipated to exceed applicable thresholds (i.e., incremental increase in cancer risk of 20 in one million). In addition, implementation of Mitigation Measure AQ-1 would result in further reductions of on-site DPM emissions. For these reasons, this impact would be considered less than significant.

Localized PM Concentrations

Fugitive dust emissions would be primarily associated with site preparation and grading, and vehicle travel on unpaved and paved surfaces. On-site off-road equipment and trucks would also result in short-term emissions of diesel-exhaust PM, which could contribute to elevated localized concentration at nearby receptors. Uncontrolled emissions of fugitive dust may also contribute to increased occurrences of Valley Fever and potential increases in nuisance impacts to nearby receptors. For these reasons, localized

uncontrolled concentrations of construction-generated PM would be considered to have a potentially significant impact.

Mitigation Measures AQ-1 through AQ-8: Implement Measures to Reduce Localized Pollutant Concentrations

The following measures shall be implemented to reduce potential expose of sensitive receptors to localized concentrations of construction-generated PM at nearby sensitive receptors and land uses during project construction:

- **AQ-1**. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
    a. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,
    b. Shall not operate a diesel-fueled auxiliary power system to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
- **AQ-2**. Off-road diesel equipment shall comply with the 5-minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use Off-road Diesel regulation. The specific requirements and exceptions in the regulations can be reviewed at the following web sites: www.arb.ca.gov/msprog/truck-idling/2485.pdf and ww.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf.
- **AQ-3.** Heavy-duty, off-road diesel-fueled equipment (50 horsepower or greater) shall be fitted with diesel-particulate filters, per manufacturer's recommendations, or shall meet Tier 4 emissions standards.
- **AQ-4**. Signs shall be posted at the project site construction entrance to remind drivers and operators of the state's five-minute idling limit.
- **AQ-5**. To the extent available, replace fossil-fueled equipment with alternatively-fueled (e.g., natural gas) or electrically-driven equivalents.
- **AQ-6**. Construction truck trips shall be scheduled, to the extent possible, to occur during non-peak hours.
- **AQ-7**. The burning of vegetative material shall be prohibited.
- **AQ-8**. The proposed project shall comply with SJVAPCD Regulation VIII for the control of fugitive dust emissions. Regulation VIII can be obtained on the SJVAPCD's website at website URL: https://www.valleyair.org/rules/1ruleslist.htm. At a minimum, the following measures shall be implemented:
    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, covered with a tarp or other suitable cover 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, and cut & fill activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
    d. With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demolition.

e. When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.

f. All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.)

g. 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.

h. On-road vehicle speeds on unpaved surfaces of the project site shall be limited to 15 mph.

i. Sandbags or other erosion control measures shall be installed sufficient to prevent silt runoff to public roadways from sites with a slope greater than one percent.

j. Excavation and grading activities shall be suspended when winds exceed sustained speeds of 20 miles per hour (Regardless of wind speed, an owner/operator must comply with Regulation VIII's 20 percent opacity limitation).

- **AQ-9**. The above measures for the control of construction-generated emissions shall be included on site grading and construction plans.

Level of Significance After Mitigation: Implementation of Mitigation Measures AQ-1 through AQ-9 would ensure compliance with applicable regulatory requirements. The measures would reduce construction-generated emissions that could contribute to increases in localized pollutant concentrations at nearby sensitive receptors. These measures include SJVAPCD-recommended measures, which would help to ensure compliance with applicable SJVAPCD rules and regulations. With mitigation, this impact would be considered less than significant.

Long-term Operation

Localized Mobile-Source CO Emissions

Carbon monoxide (CO) is the primary criteria air pollutant of local concern associated with the proposed project. Under specific meteorological and operational conditions, such as near areas of heavily congested vehicle traffic, CO concentrations may reach unhealthy levels. If inhaled, CO can be adsorbed easily by the blood stream and can inhibit oxygen delivery to the body, which can cause significant health effects ranging from slight headaches to death. The most serious effects are felt by individuals susceptible to oxygen deficiencies, including people with anemia and those suffering from chronic lung or heart disease.

Mobile-source emissions of CO are a direct function of traffic volume, speed, and delay. Transport of CO is extremely limited because it disperses rapidly with distance from the source under normal meteorological conditions. For this reason, modeling of mobile-source CO concentrations is typically recommended for sensitive land uses located near signalized roadway intersections that are projected to operate at unacceptable levels of service (i.e., LOS E or F). Localized CO concentrations associated with the proposed project would be considered less than significant impact if: 1) traffic generated by the proposed project would not result in deterioration of a signalized intersection to LOS E or F; or 2) the project would not contribute additional traffic to a signalized intersection that already operates at LOS of E or F.

Existing signalized intersections in the project area include the intersections of Reed Avenue / Manning Avenue and Manning Avenue / "I" Street. With project implementation, including proposed traffic mitigation, these intersections are projected to operate at LOS D or better for existing-plus-project and future cumulative-plus-project conditions (see Section 17, Transportation, and the Traffic Impact Analysis, Initial Study Appendix 4). As a result, the proposed project would not be anticipated to contribute substantially to localized CO concentrations in excess of applicable standards. Therefore, this impact would be considered less than significant.

Toxic Air Contaminants

Implementation of the proposed project would not result in the long-term operation of any major onsite stationary sources of TACs, nor would project implementation result in a significant increase in diesel-fueled vehicles traveling along area roadways. No major stationary sources of TACs were identified in the project vicinity that would result in increased exposure of students, staff, children, and residences to TACs. For these reasons, long-term increases in exposure to TACs would be considered less than significant.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The occurrence and severity of odor impacts depends on numerous factors, including: the nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of the receptors. While offensive odors rarely cause any physical harm, they still can be very unpleasant, leading to considerable distress among the public and often generating citizen complaints to local governments and regulatory agencies.

Construction of the proposed project would involve the use of a variety of gasoline or diesel-powered equipment that would emit exhaust fumes. Exhaust fumes, particularly diesel-exhaust, may be considered objectionable by some people. In addition, pavement coatings and architectural coatings used during project construction would also emit temporary odors. However, construction-generated emissions would occur intermittently throughout the workday and would dissipate rapidly within increasing distance from the source. As a result, short-term construction activities would not expose a substantial number of people to frequent odorous emissions. In addition, no major sources of odors have been identified in the project area. This impact would be considered less than significant.

4. Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Wildlife or U. S. Fish and Wildlife Service?		✓		
b. Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U. S. 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 resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓	
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?				✓

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?

The project site is located on the existing Reedley College campus, which is a highly developed area that has been occupied with community college facilities and large-scale agricultural uses for over 50 years. As mentioned in the City of Reedley General Plan EIR and elsewhere, such land is of limited habitat value for sensitive plant and wildlife species due to the amount of disturbance from humans, vehicles, and domestic animals on a regular basis. However, given the presence of established trees and vegetation, migratory birds could be nesting on the project site and vicinity, most of which are protected by the Migratory Bird Treaty Act (USCA 1918). Burrowing owls, a special status species that nests in ground burrows, could also potentially nest on the site. Construction-related disturbance could result in nest abandonment or direct mortality of eggs, chicks, and/or fledglings. To avoid impacts to nesting migratory birds, Mitigation Measure BR-1 has been incorporated into the project.

Mitigation Measure BR-1: Mitigation for Potential Impacts to Nesting Birds

- **BR-1:** The following shall be implemented to avoid potential impacts related to nesting birds:

  1. Avoidance: If feasible, any vegetation removal within the project area shall take place between September 1 and February 1 to avoid impacts to nesting birds in compliance with the Migratory Bird Treaty Act (MBTA). No surveys will be required if project timing occurs outside the bird nesting season. If vegetation removal must occur during the nesting season, project construction may be delayed due to actively nesting birds and their required protective buffers.

  2. Pre-construction Surveys:

  a. If construction is to begin during the nesting season (February 1 through August 31), a qualified biologist shall conduct a pre-construction survey within 14 days prior to initiation of disturbance activities. This survey will search for nest sites within the project area.

  b. Surveys for burrowing owl will occur within 14 days prior to any ground disturbance, no matter the season. This survey will cover potential burrowing owl burrows in the project area and suitable habitat within 150 m (500 ft). Evaluation of use by owls shall be in accordance with California Department of Fish and Wildlife survey guidelines (CBOC 1993, CDFG 1995, CDFG 2012). Surveys will document if burrowing owls are nesting or using habitat in or directly adjacent to the project area. Survey results will be valid only for the season (breeding (Feb 1-Aug 31) or non-breeding (Sept 1-Jan 31) during which the survey is conducted.

c. If the pre-construction survey does not detect any active nests or burrows, then no further action is required. If the survey does detect an active nest or burrow, then the District shall implement the following mitigation measures.

3. Minimization/Establish Buffers:

a. If any active nests are discovered, the District shall contact the United States Fish and Wildlife Service and/or California Department of Fish and Wildlife to determine protective measures required to avoid take. These measures could include fencing an area where a nest occurs or shifting construction work temporally or spatially away from the nesting birds. Biologists would be required on site to monitor construction activity while protected migratory birds are nesting in the project area. If an active nest is found after the completion of the pre-construction surveys and after construction begins, all construction activities shall stop until a qualified biologist has evaluated the nest and erected the appropriate buffer around the nest.

b. If burrowing owls are detected within the survey area, CDFW will be consulted to determine the suitable buffer. These buffers will consider the level of disturbance of the project activity, existing disturbance of the site (vehicle traffic, humans, pets, etc.), and time of year (nesting vs. wintering). If avoidance is not feasible, the District will work with CDFW to determine appropriate mitigation, such as passive exclusion or translocation, and associated mitigation land offset (CDFG 2012).

Level of Significance After Mitigation: Compliance with the recommended mitigation measures would reduce the project's potential to adversely affect nesting birds to a less than significant level.

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

The Kings River runs along the western boundary of the Reedley College campus. The City of Reedley General Plan EIR identifies the Kings River riparian corridor as "the most intact natural community in the area." Per the General Plan EIR, the river and its associated riparian community, along with vegetation along the segment of Wahtoke Creek (a tributary of the Kings River, located further north in the City of Reedley SOI), contribute to the overall biological diversity of the area. Additionally, the Great Valley Mixed Riparian Forest community located along the Kings River corridor (including the Wahtoke Creek tributary) is identified in the General Plan EIR as a sensitive natural community. As described in the General Plan EIR, sensitive natural communities include those that have limited distribution, are distinguished by significant biological diversity, support special-status plant and animal species, or hold importance in maintaining water quality or sustaining flows.

As mentioned in Section 4(a), the existing Reedley College campus is a highly developed area that has been occupied with community college facilities and large-scale agricultural uses for over 50 years. While the western portion of the campus abuts the Kings River corridor, the eastern portion of the campus abuts a major roadway and urbanized commercial and residential uses. The Center for Fine and Performing Arts would generally be consistent with the type of development and activities already existing at the Reedley College campus, and it would be located at the northeast corner of the campus, thus orienting activities towards urbanized areas rather than more sensitive areas to the west of the campus.

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?

The project is not sited on or adjacent to any protected wetlands. The nearest wetland areas are located along the Kings River corridor to the west of the Reedley College campus, and as discussed above in Section 4(b) project site is separated from these areas by existing development. Additionally, implementation of typical ground disturbance and erosion control Best Management Practices (BMPs) and compliance with grading permits will ensure that there is no impact to storm drainage facilities or nearby canals.

d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

According to the Reedley General Plan EIR, only the Kings River corridor and the Wahtoke Creek corridor are assumed to function as notable wildlife movement corridors within the City of Reedley and its SOI. The project site itself, however, does not appear to constitute a movement corridor for native wildlife that would attract wildlife to move through the site. As discussed above, the project is located on a heavily disturbed site in an urbanized area. The project site is bordered by busy arterial and residential streets, a condition which restricts access for wildlife. Smaller wildlife species and birds are not expected to be further inhibited by the project as compared with existing development and uses. For these reasons, impacts regarding interference with wildlife movements are less than significant.

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

No conflicts with local policies or ordinances protecting biological resources have been identified as occurring from development and operation of the project.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?

The project would not conflict any provisions of any local, regional, or state habitat conservation plan. No such plans are located within the City of Reedley or its surrounding vicinity.

5. Cultural Resources

Analysis in this section is based in part on a Historical Resources Survey Report (HRSR) prepared for the project (Johnston & Associates, 2020; Appendix 2). This Initial Study incorporates information from the HRSR to evaluate project impacts related to cultural resources.

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines § 15064.5?		✓		
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines § 15064.5?		✓		
c. Disturb any human remains, including those interred outside of formal cemeteries?		✓		

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines Section 15064.5?

To evaluate the project's potential to impact historical resources, a Historical Resources Survey Report (HRSR) was prepared for the project and is included as Appendix 2 of this Initial Study. The HRSR includes an overview of the history and development of both the Reedley area and the project site itself. The survey included a CHRIS record search, archival research, correspondence and interviews with Tribal and Historical

Organizations, and field reconnaissance. (Note: Tribal Cultural Resources more specifically addressed in Part E, Section 18 of the Initial Study.)

According to the historical background information presented in the HRSR, the proposed four-acre project site is an orchard which had been owned by the Mard Peloian family prior to its acquisition by Reedley College in the 1940s. The proposed project site encompasses the Thomas Law Reed Ranch Headquarters, or at least the second iteration of the ranch, dating to circa 1900. The former two-story house and all outbuildings were removed in the 1970s when the college acquired this property. Two landscape features associated with the Reed Ranch as well as one landscape feature associated with the college are extant and were evaluated for their eligibility pursuant to the California Environmental Quality Act (CEQA). The Reedley College buildings located on the south side (the College's Child Development Lab Center) and to the west (the Technician Program Building) are not only outside the project area but are also post-1970 and are thus not eligible historical resources for the purposes of CEQA.

The HRSR identified three historic-era landscape features that were considered potential historical resources under CEQA: a small stand of mature eucalyptus trees, an isolated Canary Island Palm tree, and a Mexican Fan Palm tree that is part of a long row of Palm trees that line the west side of Reed Avenue. These three resources were formally recorded and evaluated for significance under CEQA. The two types of palm trees are more than 100 years old and associated with the establishment of the Thomas Law Reed Ranch, and the study found them to qualify as historical resources under CEQA. Buildout of the project would preserve the Canary Island Palm and Mexican Fan Palm trees. The study determined the eucalyptus trees are less than 50 years old and are not considered historical resources under CEQA. No other historical resources were identified in the HRSR.

In addition to the specific resources identified in the HRSR, development of the project could potentially impact yet-to-be-discovered historical, archaeological, or other subsurface resources within the project site area. The project would include construction and site preparation activities (e.g., excavation and grading) which have the potential to impact historical and/or archeological resources. Although the project site and surrounding vicinity have been highly disturbed as a result of prior uses (e.g., existing educational and administrative facilities at Reedley College, large-scale agricultural activities at the Reedley College farm, and residential and commercial development to the east of the campus), the HRSR indicates the potential for intact buried archaeological deposits within the project study area to be moderate-to-high based on geoarchaeological assessment and historic use – notably the Thomas Law Reed Ranch headquarters, or at least the second iteration of the ranch, dating to circa 1900.

To avoid impacts to possible buried archaeological deposits, mitigation measures have been provided which will require intervention by a qualified archaeologist in the event subsurface resources are encountered. If buried archaeological deposits are encountered during project construction, ground-disturbing work within 100 feet of the discovery should cease until a qualified archaeologist can evaluate the nature and significance of the find. Additional survey should be undertaken if the project study area or project activities change to include areas or impacts not addressed by this Initial Study and the HRSR.

Mitigation Measures CR-1 and CR-2: Mitigation for Potential Discovery of Subsurface Resources

- **CR-1:** If cultural resources are encountered during ground disturbing activities, work shall stop in the immediate vicinity of the find and a qualified cultural resources specialist shall be consulted to determine the significance of the resources in accordance with CEQA Guidelines §15064.5. If potentially significant, the qualified cultural resources specialist shall make recommendations to the Lead Agency on mitigation measures to be implemented to protect the discovered resources in accordance with CEQA Guidelines §15064.5 and Public Resources Code §21083.2.
- **CR-2**: If human remains are encountered during ground disturbing activities, work shall stop in the immediate vicinity of the find and the County Coroner notified in accordance with Health and Safety Code §7050.5 and CEQA Guidelines §15064.5(e). If the remains are determined to be of Native American descent, the procedures and requirements set forth in CEQA Guidelines §15064.5(d) and (e) and Public Resources Code §5097.98 shall be implemented.

Level of Significance After Mitigation: With incorporation of the proposed mitigation measures, the project's potential impact to subsurface cultural resources will be less than significant.

b. Cause a substantial adverse change in the significance of an archeological resource pursuant to State CEQA Guidelines Section 15064.5?

This impact is addressed in Section 5(a) above.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

This impact is addressed in Section 5(a) above.

6. Energy

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	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?			✓	

Would the project:

a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

In December 2018, the CEQA Guidelines Appendix G Checklist was updated to include a section for analysis of potential energy impacts associated with a proposed project. Where necessary, CEQA requires that mitigation measures be incorporated to reduce the inefficient, wasteful, or unnecessary consumption of energy. The State CEQA Guidelines, however, do not establish criteria that define inefficient, wasteful, or unnecessary consumption.

Implementation of the proposed project would entail energy consumption in the short-term during project construction and over a long-term period as part of its operational activities. Sources of energy consumed as part of the project's construction and operation would include electricity, natural gas, and diesel and gasoline fuels.

Energy use associated with construction of the project would be temporary and would not be anticipated to result in the need for additional capacity, nor would construction be anticipated to result in increased peak-period demands for electricity. Construction equipment use and associated energy consumption would be typical of that commonly associated with the construction of new land uses. The project's construction would not be anticipated to require the use of construction equipment that would be less energy efficient than those commonly used for the construction of similar facilities. Additionally, the project's construction activities will include measures targeting air quality and GHG emissions that will function to further reduce energy consumption (refer to discussion presented in Section 3, Air Quality, and Section 8, Greenhouse Gas Emissions).

Long-term operation of the project would entail electricity and natural gas consumption associated with the operation of project facilities as well as mobile-source energy consumption associated with vehicle trips to and from the project (which are anticipated to primarily utilize gasoline, plus some consumption of diesel

fuel and electricity from electric vehicle trips). Regarding facilities operations, the proposed buildings would be constructed in compliance with California Green Building Standards (Title 24, Part 11) for energy efficiency, which would include increased building insulation and energy-efficiency requirements, including the use of energy-efficient lighting, energy-efficient appliances, and use of low-flow water fixtures. Compliance with these building standards for energy efficiency would result in increased building energy efficiency and energy conservation. Regarding mobile-source energy usage, it is noted that the project is located at the existing Reedley College campus, which is located in an established area of the City of Reedley, and is also connected to bicycle, pedestrian, and transit systems; these locational factors will contribute to reduced demand for mobile-source energy usage.

Based on the discussion presented above, implementation of the proposed project would not result in wasteful, inefficient, and unnecessary consumption of energy. Therefore, this impact is considered less than significant.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Based on the information provided in Section 6(a), the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. This impact is therefore considered less than significant.

7. Geology and Soils

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-a-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			✓	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

(ii) Strong seismic ground shaking?

(iii) Seismic-related ground failure, including liquefaction?

(iv) Landslides?

This impact is considered less than significant based on the following information:

Earthquake Fault Rupture and Seismic Ground Shaking

The projects site is not located within an Alquist-Priolo Earthquake Fault Zone, and no active faults are known to traverse the project site. The nearest Earthquake Fault Zone is the Nunez fault, which is located over 50 miles from the site. Moderate ground shaking caused by events on distant and nearby active faults is considered a possible seismic hazard at the project site; however, this would be true for any potential site within the greater Reedley area. Further, potential adverse effects can be minimized by implementing requirements specified in the California Building Code (CBC).

Seismic-Related Ground Failure, and Liquefaction

Seismic settlement can occur in poorly consolidated soils during groundshaking. During settlement, the soil materials are physically rearranged by the shaking to result in a less stable alignment of the individual minerals. Settlement of sufficient magnitude to cause significant structural damage is normally associated with rapidly deposited alluvial soils, or improperly founded or poorly compacted fill. These areas are known to undergo extensive settling with the addition of irrigation water. Since the project area consists of either previously-irrigated farmland or existing urbanized development, and based on the soil types mapped at the site (see Section 7(d) below), the risk of further consolidation is considered negligible.

Liquefaction is a phenomenon whereby loose, saturated, granular soils lose their inherent shear strength due to excess pore water pressure build-up such as that generated during repeated cyclic loading from an earthquake. A low relative density of the granular materials, shallow groundwater table (generally less than 50 feet bgs), long duration, and high acceleration of seismic shaking are some of the factors associated with liquefaction. The presence of predominantly cohesive or fine-grained materials and/or absence of saturated conditions can preclude liquefaction. Liquefaction hazards are usually manifested during seismic events in the form of buoyancy forces, increase in lateral earth pressures, and horizontal and vertical movements resulting from lateral spreading, and post-earthquake settlement of the liquefied materials. With depth to groundwater of 50 feet or greater and the moderate groundshaking potential at the site, the risk of liquefaction is considered negligible.

Landslides and Slope Stability

There is virtually no risk of large landslides in most of the San Joaquin Valley area due to its relatively flat terrain. There is a potential for small slides and slumping along the steep banks of rivers or creeks. However, the existing topography within the project area does not provide sufficient relief that would cause concern due to potential landslides. There are no topographic features of significant relief that could present a landslide hazard to the project. The eastern bank of the Kings River, located approximately 0.75 miles west of the site, is too distant to pose a landslide hazard to the site.

b. Result in substantial soil erosion or the loss of topsoil?

Impacts regarding soil erosion and/or loss of topsoil would be less than significant. As noted in the Reedley General Plan EIR, soil types located within the Reedley SOI generally have low to moderate potential for water and wind erosion (Reedley General Plan, p. 2-108). As the project site is located at the Reedley College campus, the site area already contains several buildings and hard surfaces, and the proposed Center for Fine and Performing Arts would be located within the footprint of previously disturbed and developed areas.

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?

As discussed in Section 7(a), the project site is not in an area at risk of landslide, and the risks of seismic settlement and/or liquefaction are considered negligible. As discussed in Section 7(d) below, the risk of expansive soils at the site is considered negligible to low. Per the *Fresno County General Plan Background Report*, the Reedley area is not within an area susceptible to deep or shallow ground settlement and subsidence (Fresno County, 2000). Based on these factors, this impact is considered less than significant.

d. Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The site is not located within an area of soils known to have moderately high-to-high expansion potential, and the soil type mapped at the site does not appear likely to present an expansive soil hazard. Per the Reedley General Plan EIR, soils the vicinity of the site consist primarily of Hanford series soils, which have low expansiveness (City of Reedley General Plan EIR, p. 2-108). Therefore, this impact is less than significant.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No impact would occur. The project would connect to the City of Reedley's sewer system and would not involve the use of septic tanks or alternative wastewater disposal systems.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The City of Reedley General Plan EIR includes research and analysis of potential impacts to paleontological and unique geological resources within the City of Reedley SOI, which includes the entirety of the project site. As discussed there, the materials underlying the Reedley area would not be conducive to containing paleontological resources as those materials are not likely present in the Reedley area, and thus would not have adverse effects on paleontological resources. (City of Reedley General Plan EIR, p. 2-101)

The project site contains no unique geological features or known surface-level paleontological resources. However, the possibility exists that paleontological resources may be discovered during project excavation and grading activities. The District has incorporated in the project the following mitigation measure to protect any subsurface resources that may be discovered.

Mitigation Measure GS-1: Mitigation for Potential Discovery of Subsurface Paleontological Resources

- **GS-1:** If paleontological resources are discovered during ground disturbing activities, work shall stop in the immediate vicinity of the find and a qualified paleontologist shall be consulted to determine

whether the resources requires further study. If the resources are determined to be potentially significant, the qualified paleontologist shall make recommendations to the District on the measures that shall be implemented to protect the discovered resources, including but not limited to, excavation and evaluation of the find, as well as providing the resources to an appropriate institution or person who is capable of providing long-term preservation to allow future scientific study.

Level of Significance After Mitigation: With implementation of the recommended mitigation measure, impacts to subsurface paleontological resources will be less than significant.

8. Greenhouse Gas Emissions

A technical analysis of greenhouse gas emissions was conducted for the proposed project (Ambient, 2020; Appendix 1). This Initial Study incorporates information from this analysis to evaluate project impacts related to greenhouse gas (GHG) emissions.

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

To evaluate the potential significance of the project's GHG generation, the Air Quality & Greenhouse Gas Impact Analysis (Appendix 1) utilizes a GHG efficiency threshold based on the project's service population, which is calculated by dividing the GHG emissions inventory goal (allowable emissions) by the estimated service population of the individual project. The methodology used for quantification of the GHG-efficiency threshold applied to the proposed project is summarized in Table 8 of Appendix 1.

GHG emissions are measured in metric tons of carbon dioxide equivalents (MTCO2e). Project-generated GHG emissions that would exceed the efficiency threshold of 3.9 MTCO2e per service population (MTCO2e/SP/year) in year 2023 or 2.5 MTCO2e/SP/year in year 2030 would be considered to have a potentially significant impact on the environment that could conflict with GHG-reduction planning efforts. (For additionally information regarding the GHG efficiency threshold, refer to p. 39-40 of Appendix 1)

Implementation of the proposed project would contribute to increases of GHG emissions that are associated with global climate change. Short-term and long-term GHG emissions associated with the development of the proposed project are discussed in greater detail, as follows:

Short-term Greenhouse Gas Emissions

Short-term annual GHG emissions are summarized in Table 9 of Appendix 1. Based on the modeling conducted, annual emissions of GHGs associated with project construction would total approximately 56.68 MTCO2e. There would also be a small amount of GHG emissions from waste generated during construction; however, this amount is speculative. Actual emissions would vary, depending on various factors including construction schedules, equipment required, and activities conducted. Assuming an average project life of

30 years, amortized construction-generated GHG emissions would total approximately 1.9 MTCO2e/year. Amortized construction-generated GHG emissions were included in the operational GHG emissions inventory for the evaluation of project-generated GHG emissions (refer to Tables 9 and 10 in Appendix 1).

Long-term Greenhouse Gas Emissions

Estimated long-term increases in GHG emissions associated with the proposed project are summarized in Table 10 of Appendix 1. Based on the modeling conducted, operational GHG emissions from the project would total approximately 500.43 MTCO2e/year in 2023 and 439.69 MTCO2e/year in 2030. With the inclusion of amortized construction emissions, project-generated GHG emissions would total approximately 502.32 MTCO2e/year in 2023 and 441.58 MTCO2e/year in 2030. The calculated GHG efficiency for the proposed project is 0.9 MTCO2e/SP/year in 2023 and 0.8 MTCO2e/SP/year in 2030. The GHG efficiency for the proposed project would not exceed the thresholds of 3.9 MTCO2e/SP/year in 2023 and 2.5 MTCO2e/SP/year in 2030.

As reflected in Table 10 of Appendix 1, operational GHG emissions associated with the proposed project would be predominantly associated with mobile sources. The Air Quality and Greenhouse Gas Impact Analysis notes that mobile-source emissions were conservatively calculated based on the default fleet-distribution assumptions contained in the model, which includes medium and heavy-duty vehicles. Mobile sources associated with the proposed project would consist largely to light-duty vehicles. As a result, actual mobile-source emissions would be less. Nonetheless, because the GHG efficiency for the proposed project would not exceed the efficiency threshold of 3.9 MTCO2e/SP/year in 2023 and 2.5 MTCO2e/SP/year in 2030. As a result, implementation of the proposed project would not result in an increase in GHG emissions that would have a significant impact on the environment or conflict with the State's future GHG-reduction goals. This impact would be considered less than significant.

b. Conflict with any applicable plan, policy, or regulation of an agency adopted to reduce the emissions of greenhouse gases?

As noted in Section 6.8(a) above, the proposed project would not result in increased GHG emissions that would conflict with the State's GHG-reduction targets. The proposed project would be designed to meet current building energy-efficiency standards, which include measures to reduce overall energy use, water use, and waste generation. It is also important to note that a large majority of the mobile-source emissions identified for the proposed project already occur in association with the estimated 18,732 students that attend the college. For these reasons, the proposed project would not conflict with local or state GHG-reduction planning efforts. This impact would be considered less than significant.

9. Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	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 for people residing or working in the project area?			✓	
f. Impair implementation of or physically interfere with an adopted emergency 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?				✓

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Construction of the project would involve the transport and use of fuels, lubricants, greases, solvents, and architectural coatings including paints. Operation of the project may involve hazardous materials used for cleaning and maintenance purposes: cleansers, solvents, paints, and pesticides. The project would be subject to federal, state, and local policies and regulations governing the routine transport, use, and disposal of hazardous materials and the release of hazardous materials into the environment, which collectively function to mitigate environmental risks posed by hazardous materials. Through implementation and enforcement of these policies and regulations, impacts on public health and safety from routine transport, use, or disposal of hazardous materials would be less than significant.

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?

The discussion in Section 9(a) of policies and regulations governing hazardous materials additionally applies to reasonably foreseeable upset and accident conditions involving the release of hazardous materials. Implementation and enforcement of policies and regulations related to upset and accident conditions will function to mitigate potential impacts that may result from the project. Impacts related to the proximity of potentially hazardous pipelines are addressed in more detail below.

Pipeline Safety Hazard Assessment

A Pipeline Safety Hazard Assessment (PSHA) was prepared in order to evaluate potential exposure and fatality risk to staff, students, and persons attending events at the facility from underground or at-grade natural gas or hazardous liquid pipeline releases (Placeworks, 2019). Although the California Department of Education (CDE) requires a Pipeline Safety Hazard Assessment to be conducted for all high-pressure pipelines within 1,500 feet of a proposed elementary or secondary school, California community colleges do not have any comparable requirement. However, the PSHA report has been prepared in compliance with the California Environmental Quality Act (CEQA) requirements for the evaluation of safety hazards. The

protocol used in the evaluation is that contained in CDE's Guidance Protocol for School Site Pipeline Risk Analysis (CDE, 2007).

The PSHA identified one high-pressure natural gas distribution pipeline within 1,500 feet of the school site. No high-pressure natural gas transmission pipelines, crude oil pipelines, or other hazardous liquid pipelines were identified within the 1,500-foot radius (National Pipeline Mapping System, 2019; Southern California Gas Company, 2019).

The high-pressure natural gas distribution pipeline, owned and operated by Southern California Gas Company (SCG), is a 6-inch natural gas distribution pipeline beneath Reed Avenue east of the site (SCG, 2019). The 6-inch pipeline is aligned beneath N. Reed Avenue and to the north turns east and is aligned beneath E. South Avenue, and to the south turns west and is aligned beneath W. Manning Avenue. The pipeline has a maximum allowable operating pressure (MAOP) of 270 pounds per square inch (psi). SCG did not provide the exact location of the pipeline beneath N. Reed Avenue for proprietary reasons, thus the pipeline was assumed to be along the centerline of N. Reed Avenue and approximately 30 feet east of the site property line at its nearest location.

The results of the analysis in the PHSA indicate a total cumulative individual risk of 1.5 x 10-8, which is less than the CDE significance threshold of one in a million (1.0 x 10-6). Per the PHSA, the risk to occupants at the proposed site is not considered to be significant and no mitigation measures are required.

Even though the impact of pipeline releases was found to be less than significant, it is recommended that the college's emergency response and evacuation plan address the possibility of natural gas pipeline releases and identify potential evacuation routes (i.e., away from the pipeline – to the west). Also, contact names and numbers for the natural gas provider and identified companies (Southern California Gas Company) should be maintained with the emergency response plan in case the college needs to report pipeline releases. A map of the pipeline locations and emergency contact information should be kept with the college's emergency response plan.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Reedley Middle College High School (a specialty dual-enrollment high school program collaboratively operated by Kings Canyon Unified School District and Reedley College) is located on the existing Reedley College campus approximately 700 feet from the site of the proposed Center for Fine and Performing Arts. No other existing or proposed school sites are known to be present within one-quarter mile of the project site. The potential for the project to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste is addressed in Section 6.9(a) above and was determined to be less than significant. Thus, this impact is considered less than significant.

d. Be located on a site that 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?

Based on a review of the project area using DTSC's EnviroStor website and SWRCB's Geotracker website, no hazardous materials sites were identified within the project site's boundaries or its immediate vicinity. This impact is therefore considered less than significant.

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?

No impacts related to airport safety hazards would occur. The project site is not within two nautical miles of a public or private airport and is not within an area subject to an airport land use plan. Because the project site is a considerable distance from the nearest airports and is not subject to an airport land use plan, the project would not result in airport-related safety hazards for students and staff at the project site.

Moreover, the project would not result in a change in airport traffic patterns, including an increase in traffic or change that results in substantial safety risks.

f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

Both the City of Reedley and Reedley College have emergency response and evacuation plans. Research conducted for this Initial Study did not identify any aspects of the adopted emergency response plans or emergency evacuation plans which the project would impair. Development and operation of the Center for Fine and Performing Arts would not differ substantially from the character of facilities and operations already present at the Reedley College campus, including the types of emergency situations that could arise from them. Therefore, the potential impact of impairing implementation or physically interfering with an adopted emergency response plan or emergency evacuation plan would be less than significant.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

The project site is in an urban area and not within or near an area subject to wildland fires, thus no impact would occur.

10. Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			✓	
b. Substantially deplete 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 off-site?			✓	
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional resources of polluted runoff; or			✓	
(iv) impede or redirect flood flows?			✓	

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?			✓	

Would the project:

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

The City of Reedley's water supply and wastewater treatment systems would serve the project. The water supply system complies with applicable water quality standards and the wastewater discharge system complies with applicable waste discharge requirements. The design and operational characteristics of the project related to water and wastewater would not incrementally or directly cause the City's systems to violate the applicable requirements. Therefore, this is a less than significant impact.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The project site lies within the Kings Groundwater Subbasin, a hydrologic region that includes portions of Fresno, Tulare and Kings Counties and is part of the larger San Joaquin Valley Groundwater Basin. The Kings Subbasin is critically overdrafted. The City of Reedley currently obtains its water supply exclusively from groundwater. According to the City's 2015 Urban Water Management Plan, Reedley relies entirely on groundwater for its water supply and will continue to source its water supply from solely groundwater in the foreseeable future, while also implementing measures to promote groundwater conservation and recharge.

The water demand for the project is not expected to significantly differ from existing conditions or future use as planned for the site in the City of Reedley General Plan. As discussed elsewhere in this report, the proposed Center for Fine and Performing Arts is consistent with the project site's land use designation of Public/Institutional Facility, and public/institutional facilities generally generate less overall demand for water than the agricultural uses currently present on the project site. Regarding groundwater recharge, the Reedley College campus includes large areas of impervious surfaces from existing development such as buildings, roads, parking areas, and hardcourt surfaces. The project is not expected to substantially change groundwater recharge conditions at the site, as the physical character of the development included in project would be similar to the existing Reedley College facilities at the site. Based on these factors, impacts to groundwater supplies and recharge are considered 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 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?

The project would not substantially change existing drainage conditions at the Reedley College campus, which includes on-site retention basins and related facilities that collect and direct drainage to the basins. The project will be designed and constructed so that it is properly connected to and served by the campus drainage infrastructure. To the extent the proposed project could change the existing drainage pattern

beyond the project site (e.g., through grading activities) and/or increase surface runoff (e.g., by adding impervious surfaces), the District will comply with applicable requirements for the design, construction, and operation of on-and-off site drainage improvements necessary to accommodate the project. For these reasons, impacts related to drainage are less than significant.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The project site is not located in a flood hazard zone per review of the Reedley General Plan EIR and flood maps for the area. The only major water feature capable of producing a seiche in the area is the Kings River; however, the risk of a hazardous seiche from the river is unlikely. Reedley is not at risk from tsunami due to its inland location. This impact is therefore considered less than significant.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The Sustainable Groundwater Management Act (SGMA) was signed into law in 2014 to remedy unsustainable groundwater depletion in groundwater basins in California. SGMA requires the development and adoption of Groundwater Sustainability Plans (GSPs) by 2020 and that all high and medium priority groundwater basins (including the Kings Sub-basin) must reach sustainability by 2040. SGMA gives local agencies the authorities to manage groundwater in a sustainable manner and allows for limited state intervention when necessary to protect groundwater resources.

SGMA requires that the following six sustainability indicators must be considered:

- Chronic lowering of groundwater levels indicating a significant and unreasonable depletion of supply
- Significant and unreasonable reduction of groundwater storage
- Significant and unreasonable seawater intrusion
- Significant and unreasonable degraded water quality
- Significant and unreasonable land subsidence
- Depletion of interconnected surface water that have significant and unreasonable adverse impacts on beneficial uses of the surface water

The City of Reedley is participating with other local agencies in the Kings River East Groundwater Sustainability Agency (KREGSA), a special district formed in December 2016 for the purposes of implement SGMA for the eastern portion of the Kings Subbasin.[2] In December 2019, KREGSA adopted a GSP for its Plan Area (which includes the entirety of the City of Reedley), which was prepared in compliance with the California Department of Water Resources' Groundwater Sustainability Plan Emergency Regulations. These regulations describe the components of groundwater sustainability plans, intra-basin coordination agreements, and the methods and criteria to be used by DWR to evaluate those plans and coordination agreements. Sections within the KREGSA GSP include the Plan Area, Basin Setting, Sustainable Management Criteria, Projects and Management Actions, and Plan Implementation.

As previously mentioned in Section 10(b), the project's characteristics are not expected to have a significant adverse effect on groundwater supplies or recharge. The project is consistent with the land use planning for the project site and would operate in a fashion similar to the existing Reedley College campus, including considerations related to water use and water quality. As such, the project would not conflict with or obstruct implementation of the GSP adopted by KREGSA, and its development and operation would not result in any of the significant and unreasonable effects identified under SGMA. No other potential conflicts pertaining to water quality planning and/or groundwater management have been identified. This impact is therefore considered less than significant.

[2] KREGSA is one of seven different groundwater agencies located in the Kings Sub-basin.

11. Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	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?				✓

Would the project:

a. Physically divide an established community?

The proposed project would not have an impact of physically dividing an established community. The proposed Center for Fine and Performing Arts and any related improvements would be sited within the existing boundaries of the Reedley College campus where no existing community is present.

b. Conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

As a preliminary note, a community college district seeking to develop educational facilities is capable of exempting or overriding land use and zoning designations of a City or County in which it is located. However, developments that are not educational facilities (e.g., administrative offices) remain subject to the City's land use and zoning regulations. In this instance, the proposed Center for Fine and Performing Arts would be considered an educational facility because it includes space to be utilized for classroom and instructional purposes and would include performances by students as part of the college performing arts educational program

Development and operation of the proposed Center for Fine and Performing Arts project would be consistent with applicable land use plans, policies, and regulations adopted for the project area. The City of Reedley's land use designation (Public/Institutional Facility) and zoning ("RCO" – Resource Conservation and Open Space) for the project site allow for public institutional uses, and the Center for Fine and Performing Arts would operate as a public institutional use along with the existing community college facilities present at the Reedley College campus. Additionally, as development of the Center for Fine and Performing Arts has been contemplated in both the Reedley College Educational Master Plan and the SCCCD Facilities Master Plan, the project is consistent with the long-term educational and facilities planning of Reedley College and SCCCD.

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12. Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	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?				✓

Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No impacts on mineral resources would result from the project. The project would not result in the loss of availability of a known mineral resource because no known resources exist on or near the proposed site. Likewise, the project would not result in the loss of availability of a locally important mineral resource recovery site because none exists on or near the site. (Fresno County General Plan Background Report (2000), City of Reedley General Plan 2030 DEIR (2013))

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?

This impact is addressed in Section 12(a) above.

13. Noise

This section is based on a Noise & Groundborne Vibration Impact Analysis prepared for the project (Ambient, 2020; Appendix 3 of this Initial Study). For additional information on the abbreviations and terminology used in this section, refer to Appendix 3.

Would the project result in:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	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 a private airstrip or 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?				✓

Would the project result in:

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Noise generated by the proposed project would occur during short-term construction and long-term operation. Noise-related impacts associated with short-term construction and long-term operations of the proposed project are discussed separately, as follows:

Short-term Construction Noise Levels

Construction noise typically occurs intermittently and varies depending upon the nature or phase of construction (e.g., site preparation, grading, excavation, building construction). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. Although noise ranges were found to be similar for all construction phases, the initial site preparation and grading/excavation phases, tend to involve the most equipment and result in the highest average-hourly noise levels.

Noise levels commonly associated with construction equipment are summarized in Table 7 of Appendix 3. As noted in Table 7, instantaneous noise levels (in dBA Lmax) generated by individual pieces of construction equipment typically range from approximately 80 dBA to 85 dBA Lmax at 50 feet (FTA 2006). Typical operating cycles may involve 2 minutes of full power, followed by 3 or 4 minutes at lower settings. Average-hourly noise levels for individual equipment generally range from approximately 73 to 82 dBA Leq. Based on typical off-road equipment usage rates and assuming multiple pieces of equipment operating simultaneously within a localized area, such as soil excavation activities, average-hourly noise levels could reach levels of approximately 80 dBA Leq at roughly 100 feet.

The City of Reedley has not adopted noise standards that apply to short-term construction activities. However, based on screening noise criteria commonly recommended by federal agencies, construction activities would generally be considered to have a potentially significant impact if average-hourly daytime noise levels would exceed 80 dBA Leq at noise-sensitive land uses, such as residential land uses (FTA 2006). Depending on the location and types of activities conducted, predicted noise levels at nearby existing or future planned residential land uses could potentially exceed 80 dBA Leq. Furthermore, with regard to residential land uses, activities occurring during the more noise-sensitive evening and nighttime hours could result in increased levels of annoyance and potential sleep disruption. For these reasons, noise-generating construction activities would be considered to have a potentially significant short-term noise impact.

Mitigation Measure N-1: Mitigation for noise generated from construction activities.

- **N-1:** The following measures shall be implemented to reduce construction-generated noise levels:
  a. Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 10:00 p.m. Construction activities shall be prohibited on Sundays and legal holidays.
  b. Construction truck trips shall be scheduled, to the extent feasible, to occur during non-peak hours and truck haul routes shall be selected to minimize impacts to the nearby childcare center.
  c. Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.

d. To the extent that is feasible, stationary construction equipment (e.g., portable power generators) shall be located at the furthest distance possible from the nearby childcare center.

e. When not in use, all equipment shall be turned off and shall not be allowed to idle. Clear signage that posts this requirement for workers shall be provided at the entrances to the site.

Level of Significance After Mitigation: The use of mufflers and engine shrouds would reduce individual equipment noise levels by approximately 10 dBA. In addition, implementation of the above mitigation measures would limit construction activities to the less noise-sensitive periods of the day. With implementation of the above mitigation measures, this impact would be considered less than significant.

Long-term Operational Noise Levels

Potential long-term increases in noise associated with the proposed project would be primarily associated with the operation of building mechanical equipment, such as heating, ventilation, and air conditioning (HVAC) units, onsite events, and vehicle use along area roadways.

Building Maintenance & Mechanical Equipment

The proposed structure would include the use of building mechanical equipment, such as air conditioning units and exhaust fans. Building mechanical equipment (e.g., air conditioning units, exhaust fans) would typically be located within the structures, enclosed, or placed on rooftop areas away from direct public exposure. Exterior air conditioning units and exhaust fans can generate noise levels up to approximately 65 dBA Leq at 10 feet. Based on this noise level and assuming a noise attenuation rate of 6 dB per doubling of distance from the source, predicted operational exterior noise levels at the nearby existing residential land uses and the place of worship would be approximately 35 dBA Leq, or less. Predicted operational noise levels associated with building mechanical equipment would not exceed the City's exterior daytime and nighttime noise standards of 55 and 50 dBA Leq, respectively. As a result, this impact would be considered less than significant.

Events

The proposed project would include the construction of an indoor auditorium and other smaller event areas (e.g., art gallery, dinner venue, conference room). The auditorium would seat approximately 500-550 patrons. Smaller venues, such as the dinner venue, would accommodate approximately 150 people or less. The project also includes an outdoor plaza that would function as a congregational area and may be used as an area for outdoor events and performances. Potential noise impacts associated with interior and exterior events are discussed, as follows:

Interior Events

The loudest interior events are anticipated to occur within the proposed auditorium. Noise generated by interior performances, such as orchestras, can generate noise levels up to approximately 90 dBA Leq at 50 feet. Based on this noise level and assuming a noise attenuation rate of 6 dB per doubling of distance from the source, and an average interior-to-exterior noise attenuation of 30 dBA (which is typical for newer buildings), predicted exterior noise levels at the outdoor activity area of the nearest residential land use would be approximately 44 dBA Leq, or less, during interior events. Predicted noise levels at the outdoor activity areas of the nearest noise-sensitive land uses associated with proposed indoor events would not exceed the City's daytime or nighttime exterior noise standards of 55 and 50 dBA Leq, respectively. Likewise, based on these same assumptions, predicted interior noise levels at the nearby place of worship would be approximately 20 dBA, or less, and would not exceed the commonly applied interior noise standard of 45 dBA Leq. It is also important to note that during the daytime hours, noise levels generated by interior events would be largely masked by existing vehicle traffic noise levels along Reed Avenue and would be largely indiscernible at nearby noise-sensitive land uses. For these reasons, noise generated by interior events would be considered to have a less-than-significant impact.

Exterior Events

The Noise & Groundborne Vibration Impact Analysis included an evaluation of potential noise impacts that could result from outdoor events if they were to occur at the project site. Based on noise measurements

conducted for similar events, smaller venues, including those that would utilize amplified sound systems or live performances, typically generate noise levels up to approximately 75 dBA Leq at 50 feet. Based on this noise level and assuming a noise attenuation rate of 6 dB per doubling of distance from the source, predicted exterior noise levels at the outdoor activity area of the nearest residential land use would be approximately 56 dBA Leq. Predicted noise levels at the outdoor activity areas of the nearest noise-sensitive land uses associated with potential outdoor events would exceed the City's daytime and nighttime exterior noise standards of 55 and 50 dBA Leq, respectively. Based on these same assumptions, predicted interior noise levels at the nearby place of worship would be approximately 35 dBA Leq, or less, which would not exceed the commonly applied interior noise standard of 45 dBA Leq. Noise levels associated with outdoor events would be considered to have a potentially-significant impact.

Mitigation Measure N-2: Mitigation to reduce operational noise from outdoor events.

- **N-2:** The following measures shall be implemented to reduce noise levels associated with outdoor events:
    a. Outdoor events shall be limited to between the hours of 7:00 a.m. and 10:00 p.m.
    b. If outdoor events involving the use of amplified sound systems or live performances are proposed on the east or south sides of the proposed structure, the project shall implement one of the following:
        i. Construction of a noise barrier sufficient to block the line of sight between onsite outdoor event areas and nearby existing residential land uses. The barrier shall be constructed to a minimum height of 6 feet above ground level. The barrier shall be constructed of masonry block, or material of similar density and usage, with no visible air gaps at the base of the barrier or between construction materials/components.
        ii. Installation of alternative barrier design, and/or adoption of a specialized outdoor event plan, that is capable of achieving a reduction in daytime exterior noise levels below the City of Reedley standard of 55 dBA Leq, as measured from sensitive receptors located to the east of Reed Avenue. The alternative barrier design may utilize a temporary or portable barrier. The specialized outdoor event plan shall include details such as restrictions on the placement and orientation of amplified equipment, requirements and specifications for screening or shielding noise sources, and/or other such measures that would function to control event noise. Any alternative barrier design and/or specialized outdoor event plan shall be reviewed and verified as capable of meeting the requisite City of Reedley noise standard by a qualified noise specialist prior to the commencement of outdoor events at the project site.
    c. The District shall designate a point of contact where concerns or issues involving noise from events may be directed. This shall occur prior to the operation of the project and remain in effect throughout the project's operation.

Level of Significance After Mitigation: If outdoor events are to be held as part of the project's operation, the mitigation measures provided above would limit outdoor events to less noise-sensitive periods of the day and would reduce event noise to a level below the daytime exterior noise standard through the use of a noise barrier and/or measures adopted as part of a specialized outdoor event plan. As indicated in the Noise & Groundborne Impact Analysis (Initial Study Appendix 3), implementation of Measure N-2(b)(i) would reduce event noise levels by approximately 5 dBA, and predicted noise levels at the outdoor activity areas of the nearest residential land uses would be approximately 51 dBA Leq, or less. Additionally, during the daytime hours, mitigated operational noise levels would be largely masked by vehicle traffic on Reed Avenue and would not be projected to exceed the City's exterior noise standard of 55 dBA Leq. With implementation of the above mitigation measures, this impact would be considered less than significant.

Roadway Traffic Noise

Existing Conditions

Predicted existing traffic noise levels, with and without implementation of proposed project, are summarized in Table 8 of Appendix 3. In comparison to existing traffic noise levels, the proposed project

would result in a predicted increase in traffic noise levels of 0.3 dB along Reed Avenue. Predicted increases in traffic noise levels along College Driveway in the vicinity of the project site would be approximately 2.0 dBA. Implementation of the proposed project would not result in a significant increase (i.e., 3 dBA, or greater) in existing traffic noise levels along area roadways.

Near-term Conditions

Predicted existing traffic noise levels, with and without implementation of proposed project, are summarized in Table 9 of Appendix 3. In comparison to existing traffic noise levels, the proposed project would result in a predicted increase in traffic noise levels of 0.3 dB along Reed Avenue. Predicted increases in traffic noise levels along College Driveway in the vicinity of the project site would be approximately 2.0 dBA. Implementation of the proposed project would not result in a significant increase (i.e., 3 dBA, or greater) in near-term traffic noise levels along area roadways.

Future Cumulative Conditions

Predicted existing traffic noise levels, with and without implementation of proposed project, are summarized in Table 10 of Appendix 3. In comparison to existing traffic noise levels, the proposed project would result in a predicted increase in traffic noise levels of 0.3 dB along Reed Avenue. Predicted increases in traffic noise levels along College Driveway in the vicinity of the project site would be approximately 2.0 dBA. Implementation of the proposed project would not result in a significant increase (i.e., 3 dBA, or greater) in future cumulative traffic noise levels along area roadways.

As noted earlier in this report, changes in ambient noise levels of approximately 3 dBA, or less, are typically not discernible to the human ear and would not be considered to result in a significant impact. Implementation of the proposed project would not result in a significant increase (i.e., 3 dBA, or greater) in traffic noise levels along primarily affected roadways. Therefore, this impact would be less than significant.

Land Use Compatibility

According to the State of California General Plan Guidelines for Noise Compatible Land Use (published by the Governor's Office of Planning and Research, OPR 2017), auditorium land uses are typically considered "conditionally acceptable" within noise environments up to 70 dBA CNEL/Ldn (see Figure 5 in Appendix 3 for reference). Under future cumulative conditions, with project-generated vehicle traffic included, the predicted 70 dBA CNEL/Ldn noise contour for Reed Avenue and College Driveway would not extend beyond the roadway right of ways. Under future cumulative-plus-project conditions, predicted traffic noise levels at the proposed structure would be approximately 63 dBA CNEL, or less. Predicted exterior noise levels would not exceed the "conditionally acceptable" exterior noise standard of 70 dBA CNEL/Ldn. This impact is considered less than significant.

b. Generation of excessive groundborne vibration or groundborne noise levels?

Long-term operational activities associated with the proposed project would not involve the use of any equipment or processes that would result in potentially significant levels of ground vibration. Increases in groundborne vibration levels attributable to the proposed project would be primarily associated with short-term construction-related activities. Construction activities associated with the proposed improvements would likely require the use of various off-road equipment, such as tractors, concrete mixers, and haul trucks. The use of major groundborne vibration-generating construction equipment, such as pile drivers, would not be required for this project.

Groundborne vibration levels associated with representative construction equipment would range from approximately 0.003 to 0.089 in/sec ppv at 25 feet (see Table 11 in Appendix 3 for reference). Predicted vibration levels at the nearest existing structures would not exceed the minimum recommended criteria for structural damage or human annoyance within nearby structures (0.5 and 0.2 in/sec ppv, respectively). In addition, no fragile or historic structures have been identified in the project area. As a result, this impact would be considered less than significant.

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?

There are no airports within two miles of the project site, nor is the site within the projected 60 dBA CNEL/Ldn noise contours of any nearby airports. The nearest airport in the project vicinity is the Reedley Municipal Airport, approximately 3.6 miles north of the project site. Implementation of the project would not expose sensitive receptors to aircraft noise levels nor would the project affect airport operations.

14. Population and Housing

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth either in an area, 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?				✓

Would the project:

a. Induce substantial unplanned population growth either in an area, directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No substantial changes involving population growth are anticipated to result from the project. The Reedley College campus has existed in its current location for over 50 years, and the proposed Center for Fine and Performing Arts entails a continuation of the use and operation of the campus in a manner similar to that of the existing campus. While the Center for Fine and Performing Arts project would offer activities and events for users beyond the student enrollment at Reedley College, the project provides for an unmet need in the existing community and would not induce substantial unplanned population growth due to its existence.

As discussed in Section 13 (Land Use and Planning), the project is consistent with the City of Reedley's land use and zoning designations for the site. The surrounding vicinity is largely an urbanized area that already includes a mixture of residential and commercial development. Water, sewer, and drainage infrastructure is in place in the project site's immediate vicinity, so no extension of infrastructure to previously unserved areas would be required for the project. Any growth in the area induced by the project would be consistent with the growth anticipated in, and sought after by, City plans and policies. Based on these factors, this impact is less than significant.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No impacts would occur, as the project site does not contain any existing housing or population and thus would not require removal of housing or people.

15. Public Services

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	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 government facilities or need for new or physically altered government 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:				
(i) Fire Protection?			✓	
(ii) Police Protection?			✓	
(iii) Schools?			✓	
(iv) Parks?			✓	
(v) Other public facilities?			✓	

a. Would the project result in substantial adverse physical impacts associated with the provision of new or altered governmental facilities, need for new or 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 following public services: fire protection, police protection, schools, parks, and other public facilities?

The project would not result in the need for new or physically altered fire protection, police protection, parks, other public facilities in order to maintain acceptable service ratios, response times, or other performance objectives. The project site is situated on the Reedley College campus which is within an area of existing urban development where City of Reedley public facilities and services are already in place and available to serve the project. No existing or future issues regarding the provision of public services at the project site have been identified during preparation of this report. Therefore, the impact of the proposed project related to fire protection, police protection, parks, other public facilities would be less than significant.

16. Recreation

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood or 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?			✓	

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?

Recreational areas within the City of Reedley and its vicinity include six parks and the 3-mile Reedley Rail Trail. The Reedley Rail Trail runs along the south end of the Reedley College campus, and the nearest park (Citizens Park) is located over one-half mile away. Additionally, located to the west of the Reedley College campus is the Kings River, which according to the City of Reedley General Plan provides approximately 235 acres of riparian habitat, open space, and recreational opportunities in the vicinity. The project site is located approximately 1,000 feet east of the nearest portion of the river, with existing development at the Reedley College campus located between the site and the river.

The project would not result in adverse impacts to existing recreation services and facilities. The project is expected to largely serve the existing populations of Reedley College and the greater Reedley area, and due to the nature of its operations and its distance from existing recreational facilities, the Performing Arts Center is not anticipated to generate increased usage of existing park and/or recreational facilities.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Facilities proposed as part of the Center for Fine and Performing Arts include interior areas which will host performing arts events as well as an outdoor plaza which may entail some recreational use, such as art displays and public gatherings of people. This Initial Study addresses impacts associated with the development of these facilities as part of the evaluation of impacts in Part E, Sections 1-21. The project would not require construction or expansion of separate additional recreational facilities.

17. Transportation

A Traffic Impact Analysis (TIA) was prepared for the project by JLB Traffic Engineering, Inc. (Initial Study Appendix 4). This Initial Study incorporates information from the TIA to evaluate transportation impacts.

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	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. 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?			✓	

Would the project:

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

As of July 1, 2020, in accordance with Senate Bill (SB) 743 (Steinberg 2013), agencies considering the transportation impacts of new projects must analyze vehicle miles traveled (VMT) instead of Level of Service (LOS), which measures the level of congestion at intersections and roadways. Automobile delay, as described solely by LOS or similar measure of traffic congestion, is no longer considered a significant impact under CEQA. VMT measures how much actual auto travel (additional miles driven) a proposed project would create on area roadways. The intent of SB 743 is to align CEQA transportation study methodology to promote the state's goals of reducing greenhouse gas emissions and traffic-related air pollution, promoting the development of a multimodal transportation system, and providing clean, efficient access to destinations.

Since the CEQA analysis for this project was started in 2019, and it was initially thought that it would be completed or at least distributed for review before the July 1, 2020 deadline for VMT implementation, a Level of Service-based traffic impact analysis (TIA) was prepared for the project by JLB Traffic Engineering, Inc. (Initial Study Appendix 4). Although the congestion-based potential impacts and recommended intersection improvements of the traffic analysis are no longer relevant or required for CEQA purposes, the District wishes to work with the City to provide for transportation improvements that will be of mutual benefit to Reedley College and the City.

As noted in the TIA, there were five intersections analyzed under various scenarios. The intersections and scenarios are listed below.

Study Intersections

1. Reed Avenue / South Avenue
2. Reed Avenue / Parlier Avenue
3. Reed Avenue / College Driveway
4. Reed Avenue / Manning Avenue
5. Manning Avenue / "I" Street

Study Scenarios

- Existing Traffic Conditions
- Existing plus Project Traffic Conditions
- Near Term No Project Traffic Conditions
- Near Term plus Project Traffic Conditions
- Cumulative Year 2040 No Project Traffic Conditions
- Cumulative Year 2040 plus Project Traffic Conditions

Based on the TIA, there were improvements recommended at four of the five intersections (all except Manning Avenue / "I" Street). The recommended improvements are presented in the TIA. The fair share percentages for improvements at the four intersections are indicated in Table 17-1.

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TABLE 17-1
Project Fair Share of Future Roadway Improvements

ID	Intersection	Existing Traffic Volumes (Weekday PM Peak)	Cumulative Year 2040 plus Project Traffic Volumes (Weekday PM Peak)	2040 Project Only Trips (PM Peak)	Project Fair Share (%)
1	Reed Avenue / South Avenue	890	1,946	37	3.50
2	Reed Avenue / Parlier Avenue	1,020	1,877	59	6.88
3	Reed Avenue / College Driveway	1,053	2,000	151	15.95
4	Reed Avenue / Manning Avenue	2,079	3,665	110	6.94

Project Fair Share= (2040 Project Only Trips / *Cumulative Year 2040 plus Project* Traffic Volumes minus existing Traffic Volumes) x100

Based on the TIA and the District's desire to work with the City of Reedley to provide improvements to the traffic circulation system that will benefit both the City and Reedley College, the following advisory measure is offered by the District, which is not required under CEQA:

Measure T-1 (Advisory: Not required under CEQA): Roadway System and Vehicular Travel Improvements

- **T-1:** The District will participate in the improvements recommended in the Traffic Impact Analysis (Appendix 4 of this Initial Study) in accordance with the fair share percentages presented in Table 17-1 of the Initial Study. In the case of the recommended improvements to the Reed Avenue/College Drive intersection under the Existing Plus Project scenario, these improvements shall be implemented prior to the opening of the project.

Transit, Bicycle, and Pedestrian Evaluation

The project site is located on the existing Reedley College campus, which is served by transit and connected to the City of Reedley's bicycle and pedestrian networks.

Based on review of the City of Reedley General Plan and the City of Reedley's 2019 Bicycle and Pedestrian Mobility Plan, the Traffic Impact Analysis recommended that the project implement a Class II Bike Lane along its frontage to Reed Avenue. Additionally, while noting that the Bicycle and Pedestrian Mobility Plan does not include a specific recommendation to construct additional sidewalk in the vicinity of the project site, the Traffic Impact Analysis recommended that the Project implement walkways that are ADA compliant along its frontages to Reed Avenue and College Driveway. These recommendations have been included as mitigation measures to ensure that the project is compatible with the City of Reedley's bicycle and pedestrian planning policies for the area. Regarding transit planning and service, the project would continue to be served by existing transit in place at the Reedley College campus and would not necessitate changes to transit facilities, routes, or scheduling. No issues have been identified during preparation of this Initial Study.

The impact of the proposed project on the bicycle, pedestrian, and transit systems would be less than significant with the implementation of the following mitigation measures:

Mitigation Measures T-2 and T-3: Bicycle and Pedestrian Facility Improvements

- **T-2:** As part of construction the project shall implement a Class II Bike Lane along its frontage to Reed Avenue.
- **T-3:** As part of construction the project shall implement walkways that are Americans With Disabilities Act (ADA) compliant along its frontages to Reed Avenue and College Driveway.

Level of Significance After Mitigation: With implementation of the above mitigation measures, this impact would be considered less than significant.

b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

In December 2018, the California Natural Resources Agency certified and adopted the CEQA Guidelines update package, including the Guidelines section implementing SB 743 (section 15064.3). Concurrent with

SB 743's implementation, the Governor's Office of Planning and Research (OPR) published its Technical Advisory on Evaluating Transportation Impacts in CEQA (hereafter referred to as "Technical Advisory"). The Technical Advisory acknowledges that lead agencies should set criteria and thresholds for VMT and transportation impacts. However, the Technical Advisory provides guidance to residential, office, and retail uses, citing these as the most common land uses. Beyond these three land uses, there is no guidance provided for any other land use type. The Technical Advisory also notes that land uses may have a less than significant impact if located within low VMT areas of a region, and it suggests use of screening maps for determinations of VMT levels.

CEQA Guidelines section 15064.3 describes specific considerations for evaluating a project's transportation impacts and provides that vehicle miles traveled is generally the most appropriate measure of the transportation impacts of land use projects. 15064.3(b)(1) addresses land use projects as follows:

> *Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.*

The Fresno Council of Governments (Fresno COG) and its member agencies, which includes the City of Reedley, have begun the process of developing recommended criteria and thresholds that balance the direction from OPR and the goals of SB 743 with the vision of the greater Fresno region as well as economic development, access to goods and services, and overall quality of life. In July 2020, Fresno COG released the Fresno County SB 743 Implementation Regional Guidelines ("Fresno COG Guidelines") to assist its member agencies in their shift from a delay-based LOS approach to VMT analysis. The Fresno COG Guidelines are advisory in nature and may be adapted to fit locality-specific needs ("The local governments can take the recommendations in the regional guidelines as appropriate based on their individual circumstances, such as growth policies and economic development goals." (Executive Summary, Fresno County SB 743 Implementation Regional Guidelines, July 2020) The Fresno COG Guidelines include recommended thresholds and procedures for VMT analysis, VMT mitigation strategies, and project screening criteria (i.e., factors which may be used to support a determination of a less than significant impact regarding VMT). The Guidelines also include VMT screening maps developed by Fresno COG which identify high, medium, and low VMT zones throughout the region for residential and office projects.

The Traffic Impact Analysis includes VMT data for the proposed Project based on Fresno COG's trip-based model[3]. Trip-based models use the individual person trip as the fundamental unit of analysis. Trip-based models are often referred to as "4-step" models because they commonly include four primary components: 1) Trip generation, which reflects the numbers of trips produced by and attracted to each zone (these zones collectively represent the geography of the modeled area); 2) Trip distribution, which reflects trips are produced and where they are attracted; 3) Mode choice, which represents the travel mode, such as automobile or transit, used for each trip; 4) Trip assignment, which predicts the specific network facilities or routes used for each trip. Based on the Fresno COG 4-step model run, the project is anticipated to generate an average one-way trip length of 5.99 miles per trip and a total VMT of 3,660[4].

The project would generate vehicle travel primarily from its operation as a performing arts venue and to a lesser extent from its educational use operations. As an educational use, it is noted that the project is sited

[3] It is noted that in July 2020 Fresno COG subsequently updated its modeling to utilize a tour-based approach, as opposed to the trip-based approach utilized for the VMT modeling included in the Traffic Impact Analysis. Following the release of the updated Fresno COG VMT model, consideration was given as to whether the subject project should be rerun on the new model. Based on an evaluation of project details and discussion with Fresno COG staff, it was determined that using the new model would not be appropriate for the project because of the model's limitations in adequately analyzing special-purpose non-typical land uses such as a performing arts center. Particularly, the metrics used in the updated model are limited to either VMT per resident or VMT per employee, neither of which are reflective of the primary type of project user generated by the project (i.e., event patrons, which are nether residents or employees of the project). Further, the VMT modeling included in the Traffic Impact Analysis remains reasonably reliable and sufficient under the circumstances for evaluating the project's impacts pertaining to VMT.

[4] 5.99 miles per trip multiplied by 611 daily trips equals 3,660 total VMT.

at the existing Reedley College campus and would serve the campus's current student population and service area. The classroom/instructional facilities that would be provided as a result of the project will function to benefit mostly existing users, rather than expand capacity and/or academic programming in a manner that would add a substantial number of new users. To the relatively limited extent that new educational users are generated, they would likely occur from within the existing population/service area and would not increase VMT per capita.

When functioning as a performing arts venue, the project is anticipated to generate a maximum of 611 daily trips. It is noted, however, that events would not occur on an everyday basis, and it is unlikely that every event would draw the maximum-capacity number of users. Additionally, the Fresno COG Guidelines recommend screening out land use development projects which generate fewer than 500 average daily trips (see p. 7 of Fresno County SB 743 Implementation Regional Guidelines, July 2020). Viewed on a monthly basis (30-day month), the project would need to generate more than 24 maximum-capacity events each month to reach an average of 500 trips per day, which is considered beyond a reasonable likelihood of occurrence. On this basis, the average trips per day generated by the project are presumed to result in a less than significant impact. No other factors regarding either the project itself or the circumstances under which it would be developed have been identified which would alter this presumption.

Based on the information presented above, the impact of the project related to VMT is less than significant.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project would not generate impacts related to hazards resulting from roadway design features or incompatible uses. Regarding compatibility of uses, the Center for Fine and Performing Arts project would be a consistent and compatible use in that it is located within the existing Reedley College campus boundaries and is planned to function as part of the campus. Regarding transportation design features, SCCCD will comply with all applicable City of Reedley policies and standards pertaining to transportation access at the site. For example, the District will consult with the City to determine the final placement of driveways and their access type. Additionally, implementation of the roadway improvements identified in Section 17(a) would contribute to a further reduction in the potential for hazards. For these reasons, the project would result in a less than significant impact related to hazards resulting from roadway design features or incompatible uses.

d. Result in inadequate emergency access?

The existing Reedley College campus includes emergency access for the college. As part of development of the proposed project, SCCCD will work with the City of Reedley and responsible emergency services agencies to ensure adequate emergency access exists for the project, during both construction and operation of the project. The District will follow objectives and policies of the City of Reedley General Plan that will support implementation and provide adequate emergency access. As mentioned in Section 17(c), the roadways associated with the project will be designed according to applicable governmental agency design standards. Therefore, this impact would be less than significant.

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18. Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resource Code § 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 the Public Resources Code § 5020.1(k)?				✓
(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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe?			✓	

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) Rupture 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)?

(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?

As part of the preliminary review for the project, the Native American Heritage Commission (NAHC) was contacted in order to request a Native American Contacts List and Sacred Lands File record search for the project site area. The NAHC's response letter indicated the results of the Sacred Lands File record search were negative. The NAHC letter also identified five Native American tribes with affiliation and/or possible knowledge of cultural resources in the project area. The potentially affected tribes were formally notified of this project in accordance with AB 52 and were given the opportunity to request consultation on the project.

In response to the project's noticing and request for comments, correspondence was received from Table Mountain Rancheria, which indicated the project is located within the tribe's cultural area of interest. Subsequently, staff from Odell Planning & Research and SCCCD coordinated with representatives from Table Mountain Rancheria to arrange a site visit and further ascertain potential effects of the project. On January 24, 2020, staff from Odell Planning & Research and SCCCD met with Mr. Robert Pennell, Cultural

Resources Director for Table Mountain Rancheria, at the Reedley College campus to survey the project site. As mentioned in the HRSR (Appendix 2 of this Initial Study), following the site survey, Mr. Pennell noted that the close proximity of the project study area to the Kings River would make it a likely location for historic and traditional tribal use and, consequently, requested that a tribal monitor or observer from Table Mountain Rancheria be present during ground disturbing construction activities in case buried cultural materials are encountered. Mr. Pennell also requested that Ms. Johnston and Ms. Hattersley-Drayton (the authors of the HRSR) document any accounts of historic Native American associations with the T. L. Reed Ranch if encountered in the course of the research.

At this time, the District has no information or evidence that any specific Tribal Cultural Resources existing in relation to the site or affected by the project would be adversely impacted at a significant level. However, it is possible that subsurface resources could exist and be disturbed by project construction activities. The mitigation measures listed below have be incorporated into the project to reduce potential impacts.

Mitigation Measures TC-1 through TC-2: Mitigation for Potential Discovery of Subsurface Resources

- **TC-1:** To help ensure identification and protection of potentially occurring subsurface tribal cultural resources at the project site, a tribal monitor or observer shall be present at the project site during ground disturbing construction and pre-construction activities. The tribal monitor or observer shall be identified and approved by Table Mountain Rancheria.
- **TC-2:** : If tribal cultural resources are discovered during ground disturbing activities, work shall stop in the immediate vicinity of the find and a qualified professional with expertise in tribal cultural resources shall be consulted to recommend an appropriate course of action with the input of potentially affected tribes. If it is determined that the project may cause a substantial adverse change to a tribal cultural resource, mitigation measures to be considered should include those identified in Public Resources Code Section 21084.3.

Level of Significance After Mitigation: With incorporation of the recommended mitigation measures, impacts to tribal cultural resources would be reduced to a less than significant level.

19. Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	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 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 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?				✓

Would the project:

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

The impact of the proposed project on the above items would be less than significant. The reasons for this conclusion are as follows:

Water and Wastewater

The project site is within the City of Reedley and would receive water supply and wastewater collection and treatment services from the City of Reedley for the project. As the project site is located on the existing Reedley College campus and among other urbanized development within the City of Reedley, water and wastewater infrastructure is in place in the project site vicinity. The District previously provided a request for preliminary comment on the project to the City's Public Works Department, and no comments were submitted which indicated issues with the capacity of either the water or wastewater system to serve the project. The project will be developed and operated in a manner compliant with Public Works Department standards, specifications, and policies, including payment of any applicable connection charges and/or fees and extension of services.

Storm Drainage

As discussed in Section 10(c), the project will be served by existing on-site storm drainage facilities at the Reedley College campus, which have adequate capacity to serve the project. There are on-site retention basins located approximately 800 feet southwest of the site on the Reedley College campus which accommodate storm drainage at the campus. The project would be served by these basins and related on-campus drainage infrastructure. The District will comply with any applicable requirements for design and construction of necessary storm drainage facilities.

Electric Power, Natural Gas, and Telecommunications

The project site is located in an urbanized area with existing electrical and natural gas service utilities nearby as well as telecommunications facilities such as cellular towers and broadband internet connections. Development of the project will be subject to compliance with applicable rules, regulations, and policies regarding connections to these utilities. As such, any impacts that would occur related to relocation or construction of electrical, natural gas, or telecommunications facilities would be less than significant.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

The City of Reedley's 2015 Urban Water Management Plan includes a Water Supply Reliability Assessment, which evaluates the City's anticipated water supplies and water demands in normal year, single dry year, and multiple dry year scenarios. According to the UWMP, the City's anticipated water supplies are projected to meet its water demands under all three scenarios through 2040, and groundwater well capacity is much higher than the supply totals reported. However, the UWMP notes it is important to consider that the Kings Subbasin has historically been in a state of overdraft, and that data used in the UWMP assumes that the supply is equal to demand only because there is currently a sufficient volume of water within the subbasin to meet the projected demand. The UWMP states that in order to continue to utilize groundwater, "It is

essential that the City continue its current efforts towards conservation, groundwater recharge, and groundwater management. Reducing per capita water use, groundwater recharge, water metering, and recycled water are all important components of ensuring future usage of the Kings Subbasin." (For reference, see 2015 UWMP Chapter 7)

As discussed in Section 10, Hydrology and Water Quality, the project's demand for water is not expected to substantially differ from the demand projected from the uses planned on the site in the City of Reedley's General Plan, on which assumptions and projections of the UWMP are based. Additionally, during preparation of this Initial Study, details of the project were distributed to the City of Reedley's Public Works Department for review and comment, and no comments were provided indicating any concerns regarding the adequacy and available of its water supplies to serve the project.

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?

As mentioned in Section 19(a), the project would connect to the City of Reedley's wastewater treatment system. To process wastewater, the City of Reedley operates its own Wastewater Treatment Plant (WWTP) as well as a wastewater collection system and associated infrastructure facilities within the City limits and in some unincorporated areas. The City service area consists of four sewage lift stations and approximately 70 miles of sanitary sewer lines, ranging from 6 to 21 inches in diameter. (City of Reedley Sewer System Management Plan Update, p. 4). The WWTP Phase 1 project was completed which expanded the plant's capacity to five million gallons per day (mgd) and constructed new percolation ponds. The WWTP has also been designed to accommodate future expansion to a total capacity of seven mgd. At its total buildout, the WWTP could accommodate anticipated growth for the next 20 years. (City of Reedley Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. 2018-18, p. 61)

The added wastewater treatment demand generated by the Center for Fine and Performing Arts project would be within the City's available wastewater treatment capacity. Receiving and treating wastewater generated by buildout of the City's Plan Area (which the project is consistent with) has been anticipated by the City's most recent Sewer System Management Plan Update as well as the Reedley General Plan and the City's Integrated Master Plan for Potable Water, Sanitary Sewer, and Storm Drainage Systems. With recently completed facility expansions, the treatment and disposal of wastewater from the project would be well within the available capacity of the WWTP and related infrastructure and would not adversely affect the operation of the wastewater treatment system.

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?

Development of the project would generate waste from construction and during its operation. Non-recyclable solid waste collected in the City of Reedley is generally taken to the Waste Management of Fresno Transfer Station located at 4333 E. Jefferson Avenue in Fresno, before it is transferred to the American Avenue Landfill located at 18950 W. American Avenue, approximately 40 miles west of Fresno. The Waste Management Fresno Transfer Station has an active operational status with 1,250 tons per day of allowable throughput (CalRecycle, 2019). The American Avenue Landfill is owned and operated by Fresno County and has a capacity of approximately 32,700,000 cubic yards and a remaining capacity of 29,358,535 cubic yards, with an estimated closure date of August 31, 2031. The maximum permitted throughput is 2,200 tons per day (CalRecycle, 2019).

As discussed elsewhere in this report, the project would primarily serve existing users at the Reedley College campus and is consistent with the level of land use intensity planned for the site and its vicinity, so impacts related to solid waste generation are not anticipated to significantly differ from existing conditions and assumptions affecting solid waste planning and goals. Additionally, based on the above information, there is sufficient available landfill and throughput capacity to accommodate the project. Thus, impacts related to solid waste would be less than significant.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

The District operates its existing facilities in compliance with applicable statutes and regulations related to solid waste and would continue to do so upon operation of the proposed project. Therefore, no impact would occur.

20. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 wildfire or the uncontrolled spread of 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 the 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?				✓

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?

No impacts related to wildfire would result from the project. The project site is not within a State Responsibility Area (SRA) or any area classified as high-risk for wildfire.

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?

This impact is addressed in Section 20(a).

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?

This impact is addressed in Section 20(a).

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?

This impact is addressed in Section 20(a).

21. Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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?		✓		

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?

Based on the information in Sections 4, 5 and 18, the project could have potentially significant effects on biological resources, cultural resources, and tribal cultural resources, but these effects would be less than significant with the incorporation of the mitigation measures provided.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means 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)

Based on the information in Sections 1 through 20, and with implementation of the mitigation measures recommended therein, the project would not have any impacts that would be individually limited but cumulatively considerable.

c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Based on the information in Sections 3 and 13, the project could potentially have substantial adverse effects on human beings with respect to air quality and noise. However, mitigation measures have been incorporated in the project that would avoid and/or reduce these impacts to less than significant levels.

F. Mitigation Monitoring and Reporting Program

1. Purpose

State Center Community College District has prepared this Mitigation Monitoring and Reporting Program to comply with Section 15097 of the State CEQA Guidelines. The purpose for the Mitigation Monitoring and Reporting Program is to ensure implementation of the mitigation measures identified in this Initial Study.

2. Lead Agency

State Center Community College District will undertake the project and is the Lead Agency for the project. The District is responsible for the implementation of all mitigation measures identified in this Initial Study.

3. Mitigation Monitoring and Reporting Coordinator

The Vice Chancellor, Operations, or the Vice Chancellor's designee, shall act as the Project Mitigation Reporting Coordinator ("Coordinator").

4. Monitoring and Reporting Procedures for Design-, Site Clearing-, and Construction Mitigation Measures

a. The Coordinator shall provide a copy of all project design-, site clearing- and construction-related mitigation measures to the project engineer and contractor for incorporation in the project plans, construction specifications, permits, and contracts, as appropriate.

b. Prior to award of bid, the Coordinator shall determine that all project design-, site clearing- and construction-related mitigation measures have been incorporated in the project plans, construction specifications, permits, and contracts, as appropriate.

c. During construction, the Coordinator, through the construction management team, shall inspect the project area regularly to ensure all work complies with the mitigation measures. If a discrepancy is not resolved within a reasonable time, the Coordinator may order work to cease until the discrepancy is resolved.

d. Prior to the District accepting the project improvements, the Coordinator shall certify that the project incorporates all project design and construction-related mitigation measures.

5. Monitoring and Reporting Procedures for Operational- and Maintenance-Related Mitigation Measures

Before the project becomes operational, the Coordinator shall determine that the project operational plans and procedures incorporate all operations-related mitigation measures.

G. Names of Persons Who Prepared or Participated in the Initial Study

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H. Sources Consulted

Following are the documents and other sources consulted in preparing this Initial Study:

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