CITY OF FRESNO

NOTICE OF INTENT TO ADOPT A

MITIGATED NEGATIVE DECLARATION

Filed with the
FRESNO COUNTY CLERK
2220 Tulare Street, Fresno, CA 93721

ENVIRONMENTAL ASSESSMENT FOR DEVELOPMENT PERMIT APPLICATION NO. P20-01715

APPLICANT:

Brenda Ramirez
Central Valley Engineering & Surveying, Inc.
2511 Logan Street
Selma, CA. 93662

PROJECT LOCATION:

4450 North Barcus Avenue; Located on the east side of North Barcus Avenue between West Gettysburg and West Donner Avenues in the City and County of Fresno, California (See Exhibit A - Vicinity Map)

APN: 510-022-01S

Site Latitude: 36º48'00.8" N & Site Longitude: 119º53'03.2" W
Mount Diablo Base & Meridian, Township 13 South, Range 19 East, Section 15

The full Initial Study and the Fresno General Plan Program Environmental Impact Report (PEIR) are on file in the Planning and Development Department, Fresno City Hall, 3rd Floor, Room 3043, 2600 Fresno Street, Fresno, CA 93721.

PROJECT DESCRIPTION:

1. Development Permit Application No. P20-01715 was filed by Brenda Ramirez of Central Valley Engineering & Surveying, Inc. The Project proposes 12 2-story apartment buildings and a community building with residential density of 4.9 dwelling units (DU)/acre on approximately 4.77-acres (gross) of land located on North Barcus Avenue and West Donner Avenue within the City of Fresno. The 12 apartment buildings consist of 8 2-bedroom/1 bath unit buildings and 4 2-bedroom/2 bath unit buildings for a total of 96 DUs. The community building is approximately 1,575 square feet and will provide communal spaces and offices for the residents and staff. A total of 120 parking spaces will be provided consisting of 96 covered carports, 17 uncovered stalls, 4 accessible uncovered stalls, and 3 accessible covered stalls. In addition, approximately 49,650 SF of open space/parks will be provided per the Fresno Municipal Code Section 15-1004.D. The Project would result in onsite and offsite infrastructure improvements including new and relocated utilities, internal drive aisles, build-out of W. Gettysburg Avenue along the north property line, and improvements to N. Barcus Street and W. Donner Ave.

The City of Fresno has prepared an Initial Study of the above-described project and proposes to adopt a Mitigated Negative Declaration. The environmental analysis contained in the Initial Study is tiered from the PEIR State Clearinghouse No. 2019050005 prepared for the Fresno General Plan pursuant to CEQA Guidelines § 15152 and incorporates the PEIR by reference pursuant to CEQA Guidelines § 15150.

Pursuant to the California Public Resources Code (PRC) §§ 21093 and 21094 and California Environmental Quality Act (CEQA) Guidelines §§ 15070 to 15075, 15150, and 15152, this project has been evaluated with respect to each item on the attached Appendix G/Initial Study Checklist to determine whether this project may cause any additional significant effect on the environment, which was not previously examined in the PEIR. After conducting a review of the adequacy of the PEIR pursuant to PRC § 21157.6(b)(1) and CEQA Guidelines §§ 15151 and 15179(b), the Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the PEIR was certified and that no new information, which was not known and could not have been known at the time that the PEIR was certified as complete, has become available.

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

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

With mitigation imposed under the PEIR and project specific mitigation, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on

the environment that are significant and that were not identified and analyzed in the PEIR. The Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the PEIR was certified and that no new information, which was not known and could not have been known at the time that the PEIR was certified as complete has become available.

Based upon the evaluation guided by the Appendix G/Initial Study Checklist, it was determined that there are project specific foreseeable impacts which require project level mitigation measures.

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

Public notice has been provided regarding staff's finding in the manner prescribed by § 15072 of the CEQA Guidelines and by § 21092 of the PRC Code (CEQA provisions).

Additional information on the proposed project, including the PEIR, proposed environmental finding of a Mitigated Negative Declaration and the Initial Study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor, Room 3043, Fresno, California 93721 3604. Please contact Erik Young at (559) 621-8009 or via email at Erik.Young@fresno.gov for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on February 6, 2023. Please direct comments to Erik Young, Planner III, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to Erik.Young@fresno.gov.

INITIAL STUDY PREPARED BY:

Erik Young, Planner III

DATE: January 17, 2023

Attachments:

Exhibit A – Vicinity Map

SUBMITTED BY:

Ralph Kachadourian

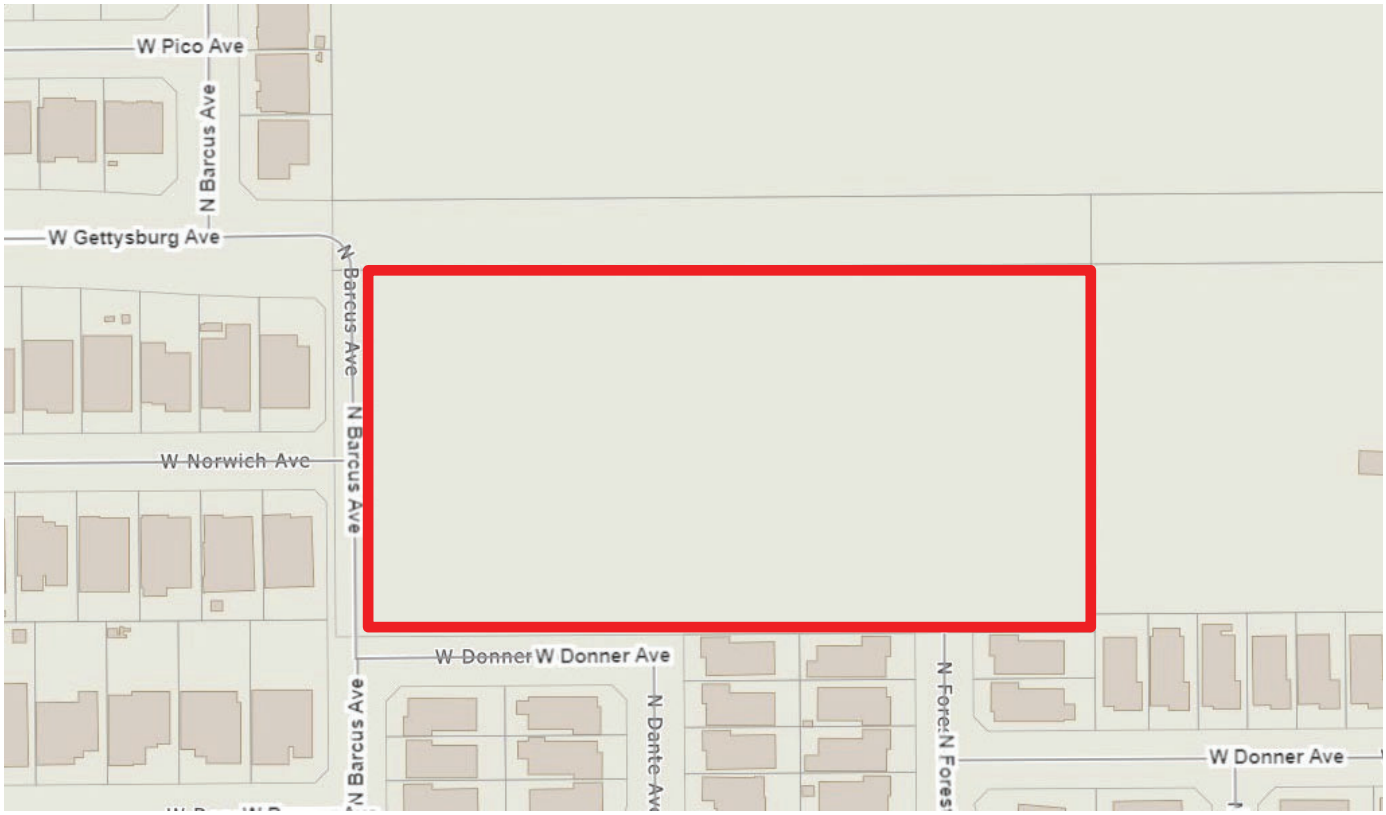
Digitally signed by Ralph Kachadourian
DN: C=US, E=ralph.kachadourian@fresno.gov, OU="Planning & Develpment Dept ", CN=Ralph Kachadourian
Reason: I am approving this document
Date: 2023.01.13 14:43:48-08'00'

Ralph Kachadourian, Supervising Planner

CITY OF FRESNO

PLANING AND DEVELOPMENT DEPARTMENT

Exhibit A: Vicinity Map



Legend

Subject Property

CITY OF FRESNO
MITIGATED NEGATIVE DECLARATION
FOR
DEVELOPMENT PERMIT APPLICATION NO. P20-01715

State Clearinghouse Number: XXXXXXXXXX

City of Fresno
Planning and Development Department
2600 Fresno Street
Fresno, CA 93721

Prepared by: 4Creeks, Inc.

Ellie Krantz
324 S. Santa Fe, Suite A
Visalia, CA. 93292

Attachments:

Notice of Intent to Adopt a Mitigated Negative Declaration
Appendix G/Initial Study for a Mitigated Negative Declaration
Project Specific Mitigation Monitoring Checklist dated January 17, 2023

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR AJIT GILL APARTMENTS

DECEMBER 2022

Prepared By:

4Creeks, Inc.
324 S Santa Fe, Suite A
Visalia, CA 93292

Prepared For:

The City of Fresno
2600 Fresno Street
Fresno, CA 93721

TABLE OF CONTENTS

Appendices

List of Figures

List of Tables

Section 1

Initial Study/Negative Declaration Process

City of Fresno
2600 Fresno Street
Fresno CA 93721

SECTION 1
CEQA Review Process

Project Title: Ajit Gill Apartments

1.1 California Environmental Quality Act Guidelines

Section 15063 of the California Environmental Quality Act (CEQA) Guidelines requires that the Lead Agency prepare an Initial Study to determine whether a discretionary project will have a significant effect on the environment. All phases of the project planning, implementation, and operation must be considered in the Initial Study. The purposes of an Initial Study, as listed under Section 15063(c) of the CEQA Guidelines, include:

(1) Provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or negative declaration;

(2) Enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a negative declaration;

(3) Assist the preparation of an EIR, if one is required, by:

(A) Focusing the EIR on the effects determined to be significant,

(B) Identifying the effects determined not to be significant,

(C) Explaining the reasons for determining that potentially significant effects would not be significant, and

(D) Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.

(4) Facilitate environmental assessment early in the design of a project;

(5) Provide documentation of the factual basis for the finding in a negative declaration that a project will not have a significant effect on the environment

(6) Eliminate unnecessary EIRs;

(7) Determine whether a previously prepared EIR could be used with the project.

1.2 Initial Study

This document is the Initial Study for the proposed apartment buildings and a community building within the City of Fresno. The City of Fresno will act as the Lead Agency for this project pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

1.3 Environmental Checklist

The Lead Agency may use the CEQA Environmental Checklist Form [CEQA Guidelines, Section 15063(d)(3) and (f)] in preparation of an Initial Study to provide information for determination if there are significant effects of the project on the environment. A copy of the completed Environmental Checklist is set forth in **Section Three**.

1.4 Notice of Intent to Adopt a Negative Declaration

The Lead Agency shall provide a Notice of Intent to Adopt a Negative Declaration (CEQA Guidelines, Section 15072) to the public, responsible agencies, trustee agencies and the County Clerk within which the project is located, sufficiently prior to adoption by the Lead Agency of the Negative Declaration to allow the public and agencies the review period. The public review period (CEQA Guidelines, Section 15105) shall not be less than 45 days when the Initial Study/Negative Declaration is submitted to the State Clearinghouse unless a shorter period, not less than 30 days, is approved by the State Clearinghouse.

Prior to approving the project, the Lead Agency shall consider the proposed Negative Declaration together with any comments received during the public review process, and shall adopt the proposed Negative Declaration only if it finds on the basis of the whole record before it, that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the Lead Agency's independent judgment and analysis.

The written and oral comments received during the public review period will be considered by the City of Fresno prior to adopting the Negative Declaration. Regardless of the type of CEQA document that must be prepared, the overall purpose of the CEQA process is to:

1. Assure that the environment and public health and safety are protected in the face of discretionary projects initiated by public agencies or private concerns;
2. Provide for full disclosure of the project's environmental effects to the public, the agency decision-makers who will approve or deny the project, and the responsible trustee agencies charged with managing resources (e.g. wildlife, air quality) that may be affected by the project; and
3. Provide a forum for public participation in the decision-making process pertaining to potential environmental effects.

According to Section 15070, a public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA when:

(a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or
(b) The initial study identifies potentially significant effects, but:

(1) Revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
(2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

The Environmental Checklist Discussion contained in Section Three of this document has determined that the environmental impacts of the project are less than significant with mitigation measures and that a Mitigated Negative Declaration is adequate for adoption by the Lead Agency.

1.5 Negative Declaration or Mitigated Negative Declaration

The Lead Agency shall prepare or have prepared a proposed Negative Declaration or Mitigated Negative Declaration (CEQA Guidelines Section 15070) for a project subject to CEQA when the Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment.

The proposed Negative Declaration or Mitigated Negative Declaration circulated for public review shall include the following:

(a) A brief description of the project, including a commonly used name for the project.
(b) The location of the project, preferably shown on a map.
(c) A proposed finding that the project will not have a significant effect on the environment.
(d) An attached copy of the Initial Study documenting reasons to support the finding.
(e) Mitigation measures, if any.

1.6 Intended Uses of Initial Study/Negative Declaration documents

The Initial Study/Negative Declaration document is an informational document that is intended to inform decision-makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed project. The environmental review process has been established to enable the public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency must balance any potential environmental effects against other public objectives, including economic and social goals.

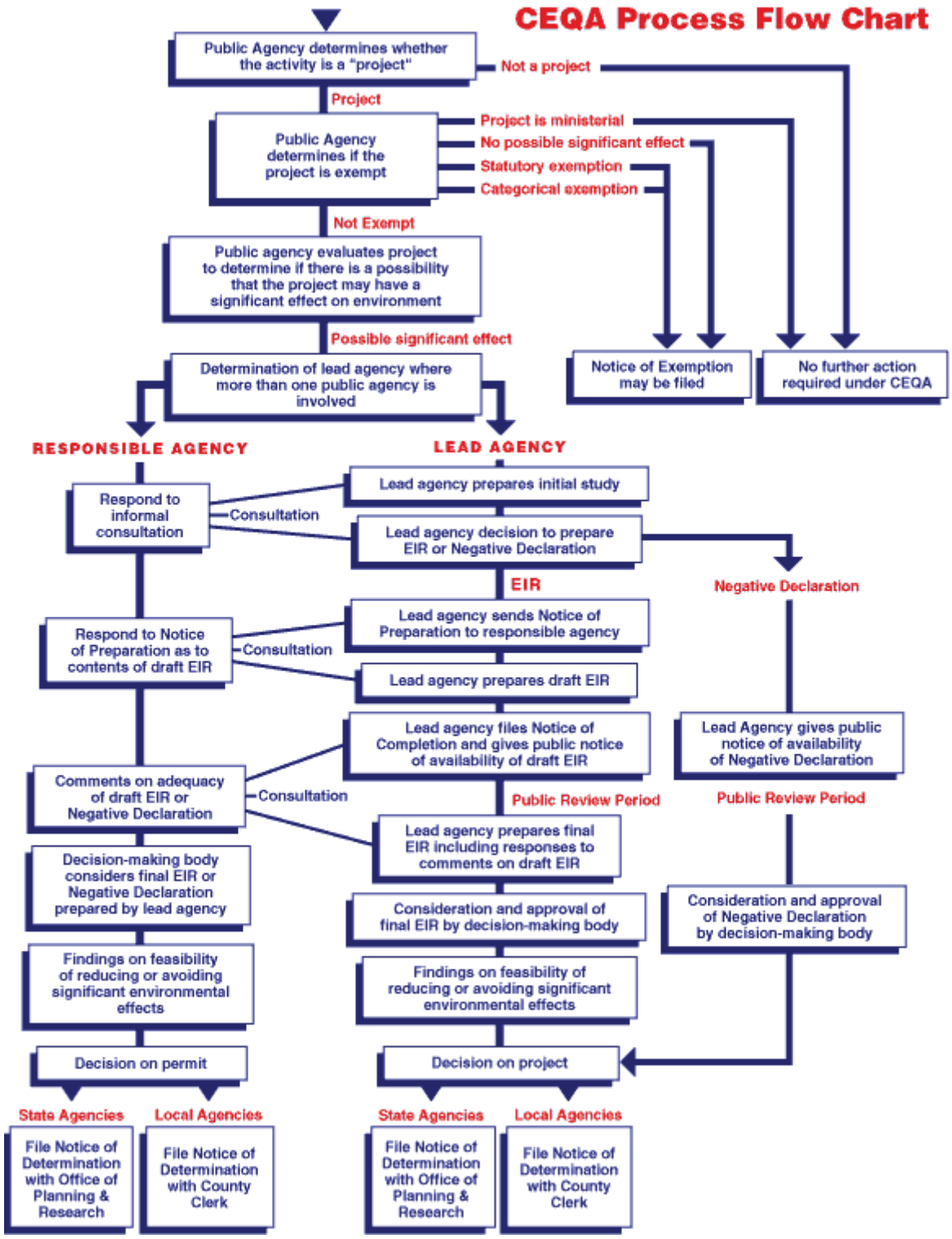
The City of Fresno, as Lead Agency, will make a determination, based on the environmental review for the Environmental Study, Initial Study and comments from the general public, if there are less than significant impacts from the proposed project and the requirements of CEQA can be met by adoption of a Mitigated Negative Declaration.

1.7 Notice of Determination (NOD)

The Lead Agency shall file a Notice of Determination within five working days after deciding to approve the project. The Notice of Determination (CEQA Guidelines, Section 15075) shall include the following:

(1) An identification of the project including the project title as identified on the proposed negative declaration, its location, and the State Clearinghouse identification number for the proposed negative declaration if the notice of determination is filed with the State Clearinghouse.
(2) A brief description of the project.
(3) The agency's name and the date on which the agency approved the project.
(4) The determination of the agency that the project will not have a significant effect on the environment.
(5) A statement that a negative declaration or a mitigated negative declaration was adopted pursuant to the provisions of CEQA.
(6) A statement indicating whether mitigation measures were made a condition of the approval of the project, and whether a mitigation monitoring plan/program was adopted.
(7) The address where a copy of the negative declaration or mitigated negative declaration may be examined.
(8) The identity of the person undertaking a project which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies or the identity of the person receiving a lease, permit, license, certificate, or other entitlement for use from one or more public agencies.

1.8 CEQA Process Flow Chart



Section 2

Project Description

City of Fresno
2600 Fresno Street
Fresno CA 93721

SECTION 2
Project Description

Project Title: Ajit Gill Apartments

2.1 Project Description and Purpose

The Project proposes 12 2-story apartment buildings and a community building with residential density of 4.9 dwelling units (DU)/acre on approximately 4.77-acres (gross) of land located on North Barcus Avenue and West Donner Avenue within the City of Fresno. The 12 apartment buildings consist of 8 2-bedroom/1 bath unit buildings (Building A in site plan) and 4 2-bedroom/2 bath unit buildings (Building B in site plan) for a total of 96 DUs. The community building is approximately 1,575 square feet (SF) and will provide communal spaces and offices for the residents and staff. A total of 120 parking spaces will be provided consisting of 96 covered carports, 17 uncovered stalls, 4 accessible uncovered stalls, and 3 accessible covered stalls. In addition, approximately 49,650 SF of open space/parks will be provided per the Fresno Municipal Code Section 15-1004.D. For site plan, see Figure 3-1.

The Project would result in onsite and offsite infrastructure improvements including new and relocated utilities, internal drive aisles, build-out of W. Gettysburg Avenue along the north property line, and improvements to N. Barcus Street and W. Donner Ave.

2.2 Project Location

The proposed project site is located within the City of Fresno, on the northeast corner of N. Barcus Street and W. Donner Avenue, approximately 6.5 miles northwest of the City of Fresno Downtown Core. The Project involves construction on approximately 4.77 acres within Parcel 510-022-01S. The site is topographically flat and is bounded by single-family residential development to the south, west and east, and a stormwater basin to the north. The site is zoned RM-2 by the City of Fresno Zoning Code and is designated as Medium High Density Residential by the City of Fresno General Plan. The site is currently vacant.

2.3 Other Permits and Approvals

The following discretionary approvals are required from the City of Fresno for the proposed project:

- City of Fresno Building and Encroachment Permits
- San Joaquin Valley Air Pollution Control District (SJVAPCD). The proposed project is within the jurisdiction of the SJVAPCD and will be required to comply with Rule VIII, 3135, 4101, and 9510.
- Central Valley Regional Water Quality Control Board, Storm Water Pollution Prevention Plan (SWPPP). The proposed project site is within the jurisdiction of the Central Valley Regional Water Quality Control Board (RWQCB). The Central Valley RWQCB will require a SWPPP to prevent impacts related to stormwater as a result of project construction

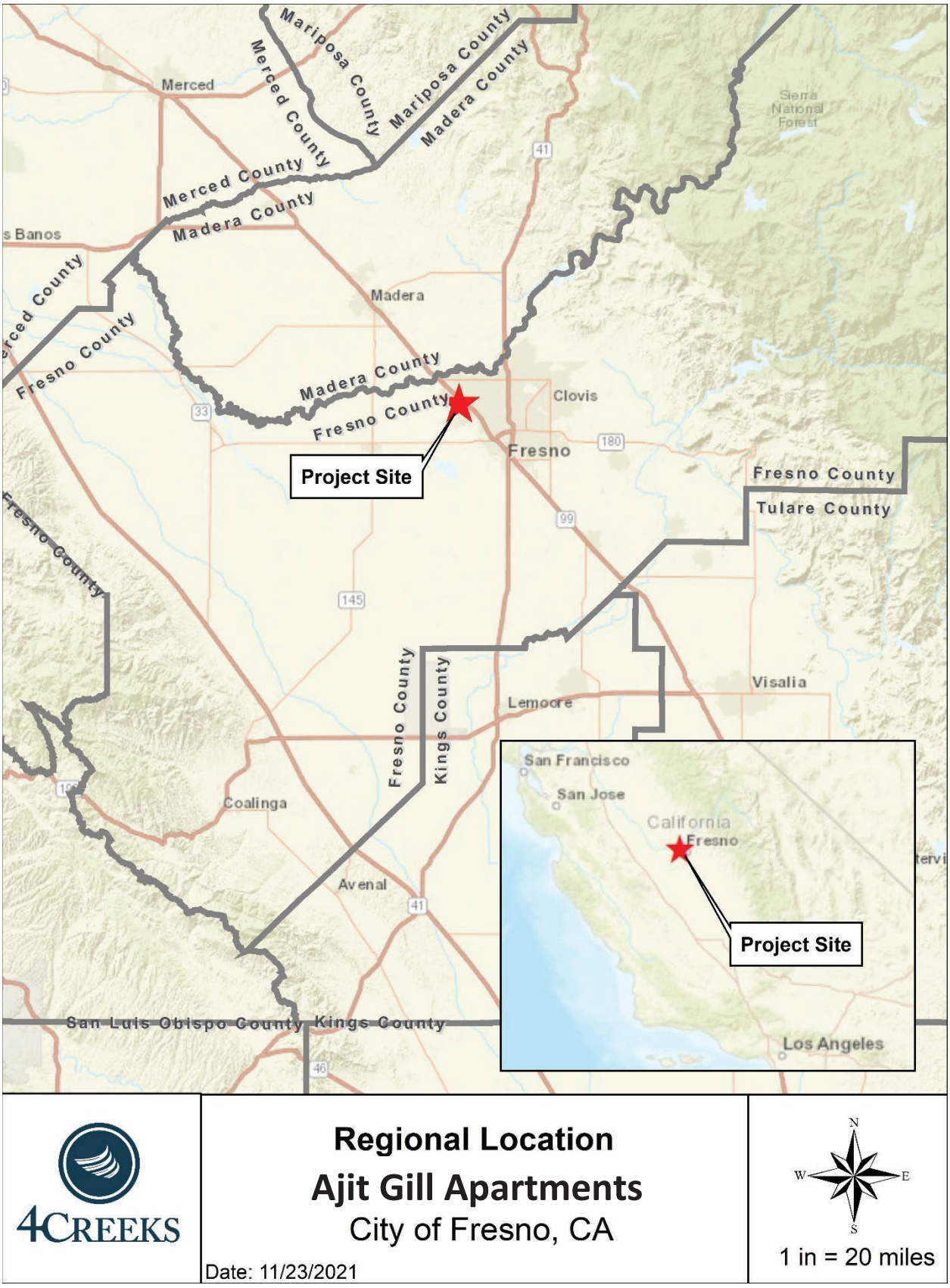


Figure 2-1. Regional Location Map

Figure 2-2. Vicinity Map

Section 3

Evaluation of Environmental Impacts

City of Fresno
2600 Fresno Street
Fresno CA 93721

SECTION 3
Evaluation of Environmental Impacts

Project Title: Ajit Gill Apartments

This document is the Initial Study/Mitigated Negative Declaration for the proposed construction and operation of apartments on approximately 4.77 acres in the City of Fresno. The City of Fresno will act as Lead Agency for this project pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

3.1 PURPOSE

The purpose of this environmental document is to implement the California Environmental Quality Act (CEQA). Section 15002(a) of the CEQA Guidelines describes the basic purposes of CEQA as follows.

(1) Inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities.
(2) Identify the ways that environmental damage can be avoided or significantly reduced.
(3) Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.
(4) Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

This Initial Study of environmental impacts has been prepared to conform to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.). According to Section 15070, a public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA when:

(a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or
(b) The initial study identifies potentially significant effects, but:
  (1) Revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
  (2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

3.2 INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

1. **Project Title:** Ajit Gill Apartments

2. **Lead Agency:** City of Fresno, Planning and Development Department
   Contact Person: Phillip Siegrist
   2600 Fresno Street
   Fresno CA 93721
   Phone Number: (559) 621-8061

3. **Applicant:** Ajit S. Gill
   Contact Person: Brenda Ramirez
   4206 E. White St.
   Fresno, CA 93702
   (559) 891-8811

4. **Project Location:** The proposed project site is located within the City of Fresno, on the northeast corner of N. Barcus Street and W. Donner Avenue, approximately 6.5 miles northwest of the City of Fresno Downtown Core. The Project involves construction on approximately 4.77 acres within Parcel 510-022-01S. The site is topographically flat and is bounded by single-family residential development to the south, west, and east, and a stormwater basin to the north. The site is zoned RM-2 by the City of Fresno Zoning Code and is designated as Medium High Density Residential by the City of Fresno General Plan. The site is currently vacant.

5. **General Plan Designation:** The proposed project site is designated as Medium High Density Residential by the City of Fresno General Plan.

6. **Zoning Designation:** The proposed project site is zoned by the City of Fresno as RM-2.

7. **Project Description:** The Project proposes 12 2-story apartment buildings and a community building with residential density of 4.9 dwelling units (DU)/acre on approximately 4.77-acres (gross) of land located on North Barcus Avenue and West Donner Avenue within the City of Fresno. The 12 apartment buildings consist of 8 2-bedroom/1 bath unit buildings (Building A in site plan) and 4 2-bedroom/2 bath unit buildings (Building B in site plan) for a total of 96 DUs. The community building is approximately 1,575 square feet (SF) and will provide communal spaces and offices for the residents and staff. A total of 120 parking spaces will be provided consisting of 96 covered carports, 17 uncovered stalls, 4 accessible uncovered stalls, and 3 accessible covered stalls. In addition, approximately 49,650 SF of open space/parks will be provided per the Fresno Municipal Code Section 15-1004.D. For site plan, see Figure 3-1.

   The Project would result in onsite and offsite infrastructure improvements including new and relocated utilities, internal drive aisles, build-out of W. Gettysburg Avenue along the north property line, and improvements to N. Barcus Street and W. Donner Ave.

8. **Surrounding Land Uses and Settings:**
   North Open Space – Stormwater Basin (City of Fresno General Plan)
   South Residential – Single Family (City of Fresno General Plan)
   East Residential – Single Family (City of Fresno General Plan)
   West Residential – Single Family (City of Fresno General Plan)

9. **Required Approvals:** The following discretionary approvals are required from the City of Fresno for the proposed project:

   - City of Fresno Building and Encroachment Permits
   - San Joaquin Valley Air Pollution Control District (SJVAPCD). The proposed project is within the jurisdiction of the SJVAPCD and will be required to comply with Rule VIII, 3135, 4101, and 9510.
   - Central Valley Regional Water Quality Control Board, Storm Water Pollution Prevention Plan (SWPPP). The proposed project site is within the jurisdiction of the Central Valley Regional Water Quality Control Board (RWQCB). The Central Valley RWQCB will require a SWPPP to prevent impacts related to stormwater as a result of project construction

10. **Native American Consultation:** The State requires lead agencies to consider the potential effects of proposed projects and consult with California Native American tribes during the local planning process for the purpose of protecting Traditional Tribal Cultural Resources through the California Environmental Quality Act (CEQA) Guidelines. Pursuant to PRC Section 21080.3.1, the lead agency shall begin consultation with the California Native American tribe that is traditionally and culturally affiliated with the geographical area of the proposed project. Such significant cultural resources are either sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe which is either on or eligible for inclusion in the California Historic Register or local historic register, or, the lead agency, at its discretion, and support by substantial evidence, choose to treat the resources as a Tribal Cultural Resources (PRC Section 21074(a)(1-2)). According to the most recent census data, California is home to 109 currently recognized Indian tribes. Tribes in California currently have nearly 100 separate reservations or Rancherias. Fresno County has a number of Rancherias such as Table Mountain Rancheria, Millderton Rancheria, Big Sandy Rancheria, Cold Springs Rancheria, and Squaw Valley Rancheria. These Rancherias are not located within the city limits.

    Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See PRC Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality.

    Currently, the Table Mountain Rancheria Tribe and the Dumna Wo Wah Tribe have requested to be notified pursuant to Assembly Bill 52 (AB 52). A certified letter was mailed to the above mentioned tribes on April 4, 2022. The 30-day comment period ended on May 4, 2022. Both tribes did not request consultation.

11. **Parking and access:** Vehicular access to the project is available via N. Barcus Street and N. Forestiere Avenue. The project includes a network of drive aisles that provide full access to the project site. One hundred and twenty on-site parking spaces are proposed, comprised of 4 accessible uncovered spaces, 3 accessible covered spaces, 96 covered carport spaces, and 17 uncovered spaces. During construction, workers will utilize existing parking areas and/or temporary construction staging areas for parking of vehicles and equipment.

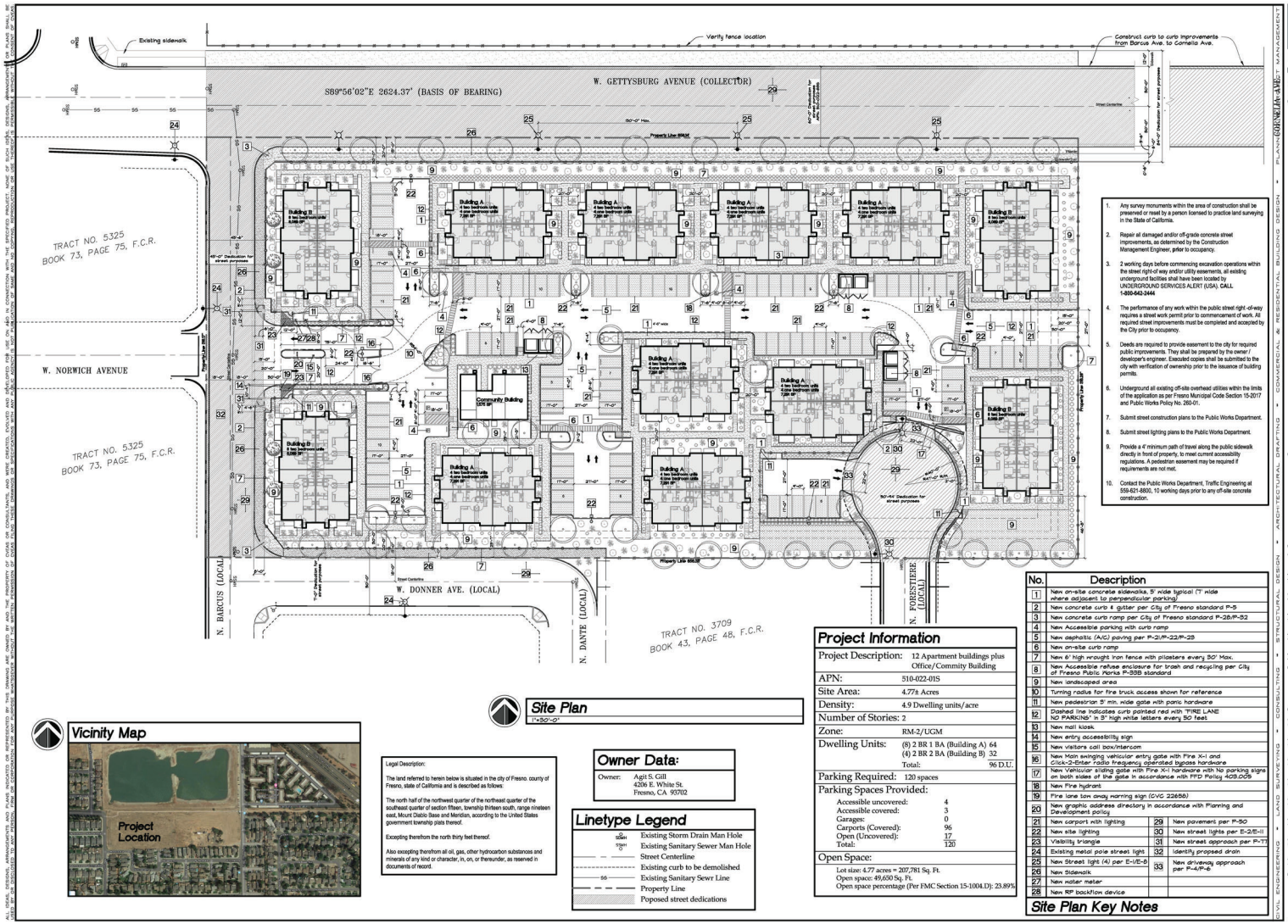
12. **Landscaping and Design:** The proposed project will include 49,650 square feet of open space, 23.89% of the project site. There will be a landscaped area at the southeast corner of the site and various trees throughout the site. The landscape and design plans will be required during building permit submittal.

13. **Utilities and Electrical Services:** The project would result in onsite and offsite infrastructure improvements including new and relocated utilities. All existing off-site overhead utilities within the limits of the application will be moved underground as per Fresno Municipal Code Section 15-2017 and Public Works Policy No. 260-01. All plans related to utilities will be submitted to the Public Works Department.

Acronyms

BMP	Best Management Practices
CAA	Clean Air Act
CCR	California Code of Regulation
CDFW	California Department of Fish and Wildlife
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CWA	California Water Act
DHS	Department of Health Services
FEIR	Final Environmental Impact Report
ISMND	Initial Study Mitigated Negative Declaration
ISR	Indirect Source Review
MCL	Maximum Contaminant Level
PEIR	Program Environmental Impact Report
NAAQS	National Ambient Air Quality Standards
ND	Negative Declaration
NAC	Noise Abatement Criteria
NPDES	National Pollution Discharge Elimination System
PM	Particulate Matter
RCRA	Resource Conservation and Recovery Act of 1976
ROW	Right-of-Way
RWQCB	Regional Water Quality Control Board
SHPO	State Historic Preservation Office
SJVAB	San Joaquin Valley Air Basin
SJVAPCD	San Joaquin Valley Air Pollution Control District
SWPPP	Storm Water Pollution Prevention Plan
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan


ACACIA AVE
STATE ST
SAN GABRIEL AVE
BARCUS AVE
PARKWAY DR
99 HWY
RIALTO AVE
PICO AVE
GETTYSBURG AVE
NORWICH AVE
DONNER AVE
DONNER AVE
BARCUS AVE
CORNELIA AVE
INDIANAPOLIS AVE
ELLENDALE AVE
ASHCROFT AVE
DANTE AVE
ASHCROFT AVE
FORESTIERE AVE
BRIX AVE
HOLLAND AVE
CONSTANCE AVE
RICHERT AVE
JIMMY AVE
SWIFT AVE
Legend
Project Site
4CREEKS
Vicinity Map
Ajit Gill Apartments
City of Fresno, CA
Date: 11/23/2021
N
W
E
S
1 in = 500 feet



Site Plan
1"=50'-0"

Vicinity Map

Legal Description:

The land referred to herein below is situated in the city of Fresno, county of Fresno, state of California and is described as follows:

The north half of the northwest quarter of the northeast quarter of the southeast quarter of section fifteen, township thirteen south, range nineteen east, Mount Diablo Base and Meridian, according to the United States government township plats thereof.

Excepting therefrom the north thirty feet thereof.

Also excepting therefrom all oil, gas, other hydrocarbon substances and minerals of any kind or character, in, on, or thereunder, as reserved in documents of record.

Owner Data:

Owner: Agit S. Gill
4206 E. White St.
Fresno, CA 93702

Linetype Legend

- Existing Storm Drain Man Hole
- Existing Sanitary Sewer Man Hole
- Street Centerline
- Existing curb to be demolished
- Existing Sanitary Sewr Line
- Property Line
- Poposed street dedications

Project Information

Project Description:	12 Apartment buildings plus Office/Commity Building
APN:	510-022-01S
Site Area:	4.77± Acres
Density:	4.9 Dwelling units/acre
Number of Stories:	2
Zone:	RM-2/UGM
Dwelling Units:	(8) 2 BR 1 BA (Building A) 64 (4) 2 BR 2 BA (Building B) 32 Total: 96 D.U.
Parking Required:	120 spaces
Parking Spaces Provided:	
Accessible uncovered:	4
Accessible covered:	3
Garages:	0
Carports (Covered):	96
Open (Uncovered):	17
Total:	120
Open Space:	

Lot size: 4.77 acres = 207,781 Sq. Ft.
Open space: 49,650 Sq. Ft.
Open space percentage (Per FMC Section 15-1004.D): 23.89%

1. Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
2. Repair all damaged and/or off-grade concrete street improvements, as determined by the Construction Management Engineer, prior to occupancy.
3. 2 working days before commencing excavation operations within the street right-of way and/or utility easements, all existing underground facilities shall have been located by UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
4. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.
5. Deeds are required to provide easement to the city for required public improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the city with verification of ownership prior to the issuance of building permits.
6. Underground all existing off-site overhead utilities within the limits of the application as per Fresno Municipal Code Section 15-2017 and Public Works Policy No. 260-01.
7. Submit street construction plans to the Public Works Department.
8. Submit street lighting plans to the Public Works Department.
9. Provide a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement may be required if requirements are not met.
10. Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any off-site concrete construction.

Site Plan Key Notes

No.	Description	No.	Description
1	New on-site concrete sidewalks, 5' wide typical (7' wide where adjacent to perpendicular parking)		
2	New concrete curb & gutter per City of Fresno standard P-5		
3	New concrete curb ramp per City of Fresno standard P-28/P-32		
4	New Accessible parking with curb ramp		
5	New asphaltic (A/C) paving per P-21/P-22/P-23		
6	New on-site curb ramp		
7	New 6' high wrought iron fence with pilasters every 30' Max.		
8	New Accessible refuse enclosure for trash and recycling per City of Fresno Public Works P-33B standard		
9	New landscaped area		
10	Turning radius for fire truck access shown for reference		
11	New pedestrian 5' min. wide gate with panic hardware		
12	Dashed line indicates curb painted red with "FIRE LANE NO PARKING" in 3" high white letters every 50 feet		
13	New mail kiosk		
14	New entry accessibility sign		
15	New visitors call box/intercom		
16	New Main swinging vehicular entry gate with Fire X-I and Click-2-Enter radio frequency operated bypass hardware		
17	New Vehicular sliding gate with Fire X-I hardware with No parking signs on both sides of the gate in accordance with FFD Policy 403.009		
18	New Fire hydrant		
19	Fire lane ten away warning sign (CVC 22658)		
20	New graphic address directory in accordance with Planning and Development policy		
21	New carport with lighting	29	New pavement per P-30
22	New site lighting	30	New street lights per E-2/E-11
23	Visibility triangle	31	New street approach per P-TT
24	Existing metal pole street light	32	Identify proposed drain
25	New Street light (4) per E-1/E-8	33	New driveway approach per P-4/P-6
26	New Sidewalk		
27	New water meter		
28	New RP backflow device		

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CIVIL ENGINEERING • LAND SURVEYING • CONSULTING • STRUCTURAL DESIGN • ARCHITECTURAL DRAFTING • COMMERCIAL & RESIDENTIAL BUILDING DESIGN • PLANNING • PROJECT MANAGEMENT

PROJECT
Ajit Gill Apartments on Gettysburg
4450 N. Barcus Ave.
Fresno, CA
510-022-01S

PRELIMINARY NOT FOR CONSTRUCTION

Revisions:	Date:
1	
2	
3	
4	
5	

SITE PLAN

CVEAS Job #:	19060DX
Current Release Date:	4/13/21
Planning Submittal No.	N/A
Plan Check Submittal No.	N/A
Drawn By:	PHM
Checked By:	NS
Scale:	AS NOTED

A1.1

3.3 EVALUATION OF ENVIRONMENTAL IMPACTS

1. For purposes of this Initial Study, the following answers have the corresponding meanings:

    a. "No Impact" means the specific impact category does not apply to the project, or that the record sufficiently demonstrates that project specific factors or general standards applicable to the project will result in no impact for the threshold under consideration.
    b. "Less Than Significant Impact" means there is an impact related to the threshold under consideration, but that impact is less than significant.
    c. "Less Than Significant with Mitigation Incorporation" means there is a potentially significant impact related to the threshold under consideration, however, with the mitigation incorporated into the project, the impact is less than significant. For purposes of this Initial Study "mitigation incorporated into the project" means mitigation originally described in the GP PEIR and applied to an individual project, as well as mitigation developed specifically for an individual project.
    d. "Potentially Significant Impact" means there is substantial evidence that an effect may be significant related to the threshold under consideration.

2. A brief explanation is required for all answers except "no Impact" answers that are adequately supported by the information sources a lead agency cites, in the parentheses following each question. A "No Impact" answer is adequately supported if the reference information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

3. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

4. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR if required.

5. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

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

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

- Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated." Describe and mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

3.4 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION: (To be completed by the Lead Agency) Where potential impacts are anticipated to be significant, mitigation measures will be required, so that impacts may be avoided or reduced to insignificant levels.

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION WILL BE PREPARED.

☑ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. A Negative Declaration is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is requested.

_____	_____
SIGNATURE	DATE
_____	City of Fresno
PRINTED NAME	AGENCY

3.5 ENVIRONMENTAL ANALYSIS

The following section provides an evaluation of the impact categories and questions contained in the checklist and identify mitigation measures, if applicable.

I. AESTHETICS

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

Environmental Setting

Scenic Resources: Scenic resources include landscapes and features that are visually or aesthetically pleasing. They contribute positively to a distinct community or region. These resources produce a visual benefit upon communities. The City of Fresno General Plan states that scenic resources within the Planning Area include landscaped open spaces such as parks and golf courses. Additional scenic resources within the Planning Area include areas along the San Joaquin River due to the topographic variation in the relatively flat San Joaquin Valley. The River bluffs provide a unique geological feature in the San Joaquin Valley. Historic structures in Downtown Fresno buildings also represent scenic resources because they provide a unique skyline.

Scenic Vistas: While the City of Fresno General Plan does not identify any scenic vistas, the City of Fresno General Plan states that some areas within the City of Fresno could provide distant views of natural landscape features such as the San Joaquin River along the northern boundary of the Planning Area and the foothills of the Sierra Nevada Mountain Range. The River bluffs provide distant views of the San Joaquin River as well as areas north of the River. The City of Fresno General Plan states that the majority of these views are from private property. There are limited views of the San Joaquin River from Weber

Avenue, Milburn Avenue, McCampbell Drive, Valentine Avenue, Palm Avenue, State Route 41, Friant Road, and Woodward Park.

Existing Visual Character: The following photos demonstrate the aesthetic character of the project area. As shown, the proposed project site is located in a relatively flat area characterized by urban development.

Photo 1: North Boundary (View West).
Source: Soar Environmental Consulting. December 7, 2021

Photo 2: Existing Path.
Source: Soar Environmental Consulting. December 7, 2021

Photo 3: City Retention Pond (View Northeast).
Source: Soar Environmental Consulting. December 7, 2021

Photo 4: West Boundary of Project Site (View North).
Source: Soar Environmental Consulting. December 7, 2021

Regulatory Setting

Scenic Roadways: The California Scenic Highway Program was established in 1963 by the state Legislature for the purpose of protecting and enhancing the natural beauty of California highways and adjacent corridors through conservation strategies. The State Scenic Highway System includes a list of highways that have either been officially designated or are eligible for designation. State laws affiliated with governing the scenic highway program can be found in Sections 260-263 in The Street and Highways Code.

State Scenic Highways: According to the California Department of Transportation mapping of State Scenic Highways, the County of Fresno does not have officially designated State Scenic Highways, however Fresno County has three eligible State Scenic Highways. The nearest eligible highways are SR 180, approximately 7 miles east of the City boundary, and SR 168, 5 miles east of the City of Clovis.

City of Fresno Scenic Corridors and Boulevards: The Mobility and Transportation Element of the City of Fresno General Plan identifies the following as designated scenic corridors or boulevards:

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

City of Fresno General Plan. The approved General Plan is a set of policies and programs that form a blueprint for the physical development of the city. The following objectives and policies related to aesthetic resources are presented in various elements of the approved General Plan:

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

Policy POSS-7-f River Bluffs. Preserve the river bluffs as a unique geological feature in the San Joaquin Valley by maintaining and enforcing the requirements of the "BP" Bluff Preservation Overlay Zone District, maintaining the bluff area setback for buildings, structures, decks, pools and spas (which may be above or below grade), fencing, and steps, and maintaining designated vista points.

Policy PU-9-d Facility Siting. Locate private or public waste facilities and recycling facilities in conformance with City zoning and State and federal regulations, so that the transportation, processing, and disposal of these materials are not detrimental to the public health, safety, welfare, and aesthetic well-being of the surrounding community.

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

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

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

- Van Ness Boulevard - Weldon to Shaw Avenues
- Van Ness Extension - Shaw Avenue to the San Joaquin River Bluff
- Kearney Boulevard - Fresno Street to Polk Avenue

- Van Ness/Fulton couplet - Weldon Avenue to Divisadero
- Butler Avenue - Peach to Fowler Avenues
- Minnewawa Avenue - Belmont Avenue to Central Canal
- Huntington Boulevard - First Street to Cedar Avenue
- Shepherd Avenue - Friant Road to Willow Avenue
- Audubon Drive - Blackstone to Herndon Avenues
- Friant Road - Audubon to Millerton Roads
- Tulare Avenue - Sunnyside to Armstrong Avenues
- Ashlan Avenue- Palm to Maroa Avenues

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

City of Fresno Zoning Ordinance: The Fresno Municipal Code Section 15 includes several standards that regulates the aesthetics of development, such as building height, setbacks, landscaping, frontage, etc, that the Project will be required to comply with. Some sections specifically relate to light and glare, such as:

15-2015 Outdoor Lighting and Illumination. This section applies standards to on-site lighting of residential and non-residential sites.

(B) Control and Illumination of Outdoor Artificial Light for Multiple-Unit Residential Buildings. Aisles, passageways, recesses, parking areas, carports, garages, etc., related to and within the building complex shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandal-resistant covers.

15-2420 Parking Area Lighting. Parking areas designed to accommodate four or more vehicles shall be provided with light over the parking surface as follows:

A. Lighting design shall be coordinated with the landscape plan to ensure that vegetation growth will not substantially impair the intended illumination.
B. Parking lot lighting shall, to the maximum extent feasible, be designed and installed so that light and glare is not directed onto residential use areas or adjacent public rights-of way, consistent with Article 25, Performance Standards. Such parking lot illumination shall be no less than 0.5 foot-candles.
C. Carport lighting shall be integrated into carport structures, and there shall have no bare light bulbs.

15-2508 Lighting and Glare. (B) Lighting. Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street. Except for public street lights and stadium lights, no light, combination of lights, or activity shall cast light onto a residentially zoned property, or any property containing residential uses, exceeding one half foot-candle.

Discussion

a) Would the project have a substantial adverse effect on a scenic vista?

No Impact: The Fresno General Plan Program Environmental Impact Report State Clearinghouse No. 2019050005 ("PEIR") provides and recognizes that the City has not identified or designated scenic vistas within its General Plan. The River bluffs provide distant views of the San Joaquin River as well as areas north of the River. However, the majority of these views are from private properties. There are limited views of the San Joaquin River from Weber Avenue, Milburn Avenue, McCampbell Drive, Valentine Avenue, Palm Avenue, State Route (SR) 41, Friant Road, and Woodward Park. The San Joaquin River is approximately 3.75 miles north of the project site and is not visible from the project site due to the extensive urban development between the project site and these features. There is *no impact.*

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within state scenic highway?

No Impact: The City of Fresno General Plan PEIR states that scenic resources within the City of Fresno include parks, golf courses, areas along the San Joaquin River, and historic structures in Downtown Fresno. The Project site is not within the vicinity of a State designated scenic highway. Therefore, the Project would have no impact associated with substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway. The Project will have *no impact.*

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from a 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?

No Impact: The proposed project site is located in an urbanized area within the City of Fresno. The Project does not conflict with objectives and policies in the General Plan related to urban form and urban design and the materials, signage, fencing, landscaping, and building materials used in the construction of Ajit Gill Apartments will be selected based on their ability to improve the overall visual character of the area. The proposed project will comply with all applicable zoning and other regulations governing scenic quality. There is *no impact.*

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than Significant Impact with Mitigation Incorporated: The proposed project would result in new lighting sources on the project site consistent with adjacent residential development. New lighting sources would include interior lighting from residences, street lighting, security lighting, and headlights from resident vehicles. All street and landscape lighting will be consistent with the City's lighting standards, which are developed to minimize impacts related to excessive light and glare. The project will comply with the City of Fresno General Plan PEIR mitigation measures AES-4.1, AES-4.2, and AES-4.5, which establish guidelines for outdoor lighting systems and building materials. Although the project will introduce new light sources to the area, all lighting will be

consistent with adjacent residential land uses and the City's lighting standards. The impacts are *less than significant with mitigation incorporated.*

Mitigation Measures for Impacts to Aesthetic Resources Incorporated from the City of Fresno General Plan PEIR:

Mitigation Measure AES-4.1: Lighting systems for street and parking areas shall include shields to direct light to the roadway surfaces and parking areas. Vertical shields on the light fixtures shall also be used to direct light away from adjacent light sensitive land uses such as residences. (General Plan PEIR Mitigation Measures AES-4.1)

Mitigation Measure AES-4.2: Lighting systems for public facilities such as active play areas shall provide adequate illumination for the activity; however, low intensity light fixtures and shields shall be used to minimize spillover light onto adjacent properties. (General Plan PEIR Mitigation Measures AES-4.2)

Mitigation Measure AES-4.5: Materials used on building facades shall be non-reflective. (General Plan PEIR Mitigation Measures AES-4.5)

In conclusion, the Project will result in less than significant impacts with mitigation incorporation.

II. AGRICULTURE AND FOREST RESOURCES:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned timberland Production (as defined by Government Code section 51104(g)?	☐	☐	☐	☑
d) Result in the loss of forestland or conversion of forest land to non-forest use?	☐	☐	☐	☑
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?	☐	☐	☐	☑

Environmental Setting

The proposed project is located within an urbanized area within the City of Fresno. There is no substantial agricultural activity within the vicinity of the project site.

Regulatory Setting

California Land Conservation Act of 1965: The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, allows local governments to enter into contracts with private landowners to restrict the activities on specific parcels of land to agricultural or open space uses. The landowners benefit from the contract by receiving greatly reduced property tax assessments. The California Land Conservation Act is overseen by the California Department of Conservation; however local governments are responsible for determining specific allowed uses and enforcing the contract.

California Farmland Mapping and Monitoring Program (FMMP): The FMMP is implemented by the California Department of Conservation (DOC) to conserve and protect agricultural lands within the State. Land is included in this program based on soil type, annual crop yields, and other factors that influence the quality of farmland. The FMMP mapping categories for the most important statewide farmland are as follows:

- ***Prime Farmland*** has the ideal physical and chemical composition for crop production. It has been used for irrigated production in the four years prior to classification and is capable of producing sustained yields.
- ***Farmland of Statewide Importance*** has also been used for irrigated production in the four years prior to classification and is only slightly poorer quality than Prime Farmland.
- ***Unique Farmland*** has been cropped in the four years prior to classification and does not meet the criteria for Prime Farmland or Farmland of Statewide Importance but has produced specific crops with high economic value.
- ***Farmland of Local Importance*** encompasses farmland that does not meet the criteria for the previous three categories. These may lack irrigation, produce major crops, be zoned as agricultural, and/or support dairy.
- ***Grazing Land*** has vegetation that is suitable for grazing livestock.

Objective RC-9. Preserve agricultural land outside of the area planned for urbanization under this General Plan.

> **Policy RC-9-c:** Farmland Preservation Program. In coordination with regional partners or independently, establish a Farmland Preservation Program. When Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is converted to urban uses outside City limits, this program would require that the developer of such a project mitigate the loss of such farmland consistent with the requirements of CEQA. The Farmland Preservation Program shall provide several mitigation options that may include, but are not limited to the following: Restrictive Covenants or Deeds, In Lieu Fees, Mitigation Banks, Fee Title Acquisition, Conservation Easements, Land Use Regulations, or any other mitigation method that is in compliance with the requirements of CEQA. The Farmland Preservation Program may be modeled after some of all of the programs described by the California Council of Land Trusts.

However, these objectives and policies regarding farmland preservation in the Fresno General Plan do not apply to the proposed Project since they are targeted at preserving agricultural land outside the City limits. No parcels within the Project Area are outside City limits.

Discussion

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact: The proposed project does not involve construction on land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the California Farmland Mapping and Monitoring Program. There is no agricultural activity within the vicinity of the project site. The project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use and there is *no impact*.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?

No Impact: The project site is not zoned for agricultural use and is not under a Williamson Act Contract. There is *no impact.*

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned timberland Production (as defined by Government Code section 51104(g)?

No Impact: The project site is not zoned for forest or timberland production and there is no zone change proposed for the site. Therefore, there is *no impact*.

d) Would the project result in the loss of forestland or conversion of forest land to non-forest use?

No Impact: No conversion of forestland, as defined under Public Resource Code or General Code, will occur as a result of the project and there is *no impact*.

e) Would the project 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?

No Impact: As discussed above, there is no agricultural activity within the vicinity of the project site. The project does not include any features which could result in the conversion of Farmland to non-agricultural use or the conversion of forestland to non-forest use. There is *no impact.*

In conclusion, the Project will result in no impact to agriculture and forest resources.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☑	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☑	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☑	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☑	☐

Environmental Setting

Air pollution is directly related to regional topography. Topographic features can either stimulate the movement of air or restrict air movement. California is divided into regional air basins based on topographic air drainage features. The proposed project site is within the San Joaquin Valley Air Basin (SJVAB), which is bordered by the Sierra Nevada Mountains to the east, Coastal Ranges to the west, and the Tehachapi Mountains to the south.

The mountain ranges surrounding the SJVAB serve to restrict air movement and prevent the dispersal of pollution. As a result, the SJVAB is highly susceptible to pollution accumulation over time. As shown in the Table 3-1, the SJVAB is in nonattainment for several pollutant standards.

Pollutant	Designation/Classification	
	Federal Standards	State Standards
Ozone – One hour	No Federal Standard[f]	Nonattainment/Severe
Ozone – Eight hour	Nonattainment/Extreme[e]	Nonattainment
PM 10	Attainment[c]	Nonattainment
PM 2.5	Nonattainment[d]	Nonattainment
Carbon Monoxide	Attainment/Unclassified	Attainment/Unclassified
Nitrogen Dioxide	Attainment/Unclassified	Attainment
Sulfur Dioxide	Attainment/Unclassified	Attainment
Lead (Particulate)	No Designation/Classification	Attainment
Hydrogen Sulfide	No Federal Standard	Unclassified
Sulfates	No Federal Standard	Attainment
Visibility Reducing Particles	No Federal Standard	Unclassified
Vinyl Chloride	No Federal Standard	Attainment

[a] See 40 CFR Part 81
[b] See CCR Title 17 Sections 60200-60210
[c] On September 25, 2008, EPA redesignated the San Joaquin Valley to attainment for the PM10 National Ambient Air Quality Standard (NAAQS) and approved the PM10 Maintenance Plan.
[d] The Valley is designated nonattainment for the 1997 PM2.5 NAAQS. EPA designated the Valley as nonattainment for the 2006 PM2.5 NAAQS on November 13, 2009 (effective December 14, 2009).

[e] Though the Valley was initially classified as serious nonattainment for the 1997 8-hour ozone standard, EPA approved Valley reclassification to extreme nonattainment in the Federal Register on May 5, 2010 (effective June 4, 2010).
[f] Effective June 15, 2005, the U.S. Environmental Protection Agency (EPA) revoked the federal 1-hour ozone standard, including associated designations and classifications. EPA had previously classified the SJVAB as extreme nonattainment for this standard. EPA approved the 2004 Extreme Ozone Attainment Demonstration Plan on March 8, 2010 (effective April 7, 2010). Many applicable requirements for extreme 1-hour ozone nonattainment areas continue to apply to the SJVAB.

Table 3-1. San Joaquin Valley Attainment Status; Source: SJVAPCD

Valley Fever: Valley Fever is an illness caused by a fungus (*Coccidioides immitis* and *C. posadasii*) that grows in soils under certain conditions. Favorable conditions for the Valley Fever fungus include low rainfall, high summer temperatures, and moderate winter temperatures. In California, the counties with the highest incident of Valley Fever are Fresno, Kern and Kings counties. When soils are disturbed by wind or activities like construction and farming, Valley Fever fungal spores can become airborne. The spores present a potential health hazard when inhaled. Individuals in occupations such as construction, agriculture, and archaeology have a higher risk of exposure due to working in areas of disturbed soils which may have the Valley Fever fungus.

Regulatory Setting

Federal Clean Air Act – The 1977 Federal Clean Air Act (CAA) authorized the establishment of the National Ambient Air Quality Standards (NAAQS) and set deadlines for their attainment. The CAA identifies specific emission reduction goals, requires both a demonstration of reasonable further progress and an attainment demonstration, and incorporates more stringent sanctions for failure to meet interim milestones. The U.S. EPA is the federal agency charged with administering the Act and other air quality-related legislation. EPA's principal functions include setting NAAQS; establishing minimum national emission limits for major sources of pollution; and promulgating regulations.

California Clean Air Act – California Air Resources Board coordinates and oversees both state and federal air pollution control programs in California. As part of this responsibility, California Air Resources Board monitors existing air quality, establishes California Ambient Air Quality Standards, and limits allowable emissions from vehicular sources. Regulatory authority within established air basins is provided by air pollution control and management districts, which control stationary-source and most categories of area-source emissions and develop regional air quality plans. The project is located within the jurisdiction of the San Joaquin Valley Air Pollution Control District.

The state and federal standards for the criteria pollutants are presented in Section 8.4 of The San Joaquin Valley Unified Air Pollution Control District's 2015 "Guidance for Assessing and Mitigating Air Quality Impacts". These standards are designed to protect public health and welfare. The "primary" standards have been established to protect the public health. The "secondary" standards are intended to protect the nation's welfare and account for air pollutant effects on soils, water, visibility, materials, vegetation and other aspects of general welfare. The U.S. EPA revoked the national 1-hour ozone standard on June 15, 2005, and the annual PM_{10} standard on September 21, 2006, when a new $PM_{2.5}$ 24-hour standard was established.

Pollutant	Averaging Time	California Standards[1]		National Standards[2]		
		Concentration[3]	Method[4]	Primary[3,5]	Secondary[3,6]	Method[7]
Ozone (03)	1 Hour	0.09 ppm (180 µg/m^3)	Ultraviolet Photometry	--	Same as Primary Standard	Ultraviolet 8 Hour Photometry
	8 Hour	0.070 ppm (137 µg/m^3)		0.075 ppm (147 µg/m^3)		
Respirable Particulate Matter (PM_{10})	24 Hour	50 µg/m	Gravimetric or Beta Attenuation	150 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Annual Analysis
	Annual Arithmetic Mean	20 µg/m3		--		
Fine Particulate Matter ($PM_{2.5}$)	24 Hour		Gravimetric or Beta Attenuation	35 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Annual Analysis
	Annual Arithmetic Mean	12 µg/m^3		15 µg/m^3		
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m^3)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m^3)	--	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m^3)		9 ppm (10 mg/m^3)	--	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m^3)		--	--	
Nitrogen Dioxide (NO_2) [8]	1 Hour	0.18 ppm (339 µg/m^3)	Gas Phase Chemiluminescence	100 ppb (188 µg/m^3)	--	Gas Phase Annual Chemiluminescence
	Arithmetic Mean	0.030 ppm (57 µg/m^3)		53 ppb (100 µg/m^3)	Same as Primary Standard	
Sulfur Dioxide	1 Hour	0.25 ppm (655 µg/m^3)	Ultraviolet Fluorescence	75 ppb (196 µg/m^3)	--	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	--		--	0.5 ppm (1300 µg/m^3)	
	24 Hour	0.04 ppm (105 µg/m^3)		0.14 ppm (for certain areas)9	--	
	Annual Arithmetic Mean	--		0.030 ppm (for certain areas)9	--	
Lead[10,11]	30 Day Average	1.5 µg/m^3	Atomic Absorption	--	--	High Volume Sampler and Atomic Absorption
	Calendar Quarter	--		1.5 µg/m3 (for certain areas)11	Same as Primary Standard	
	Rolling 3-Month Average	--		0.15 µg/m^3		

Pollutant	Averaging Time	California Standards[1]		National Standards[2]		
		Concentration[3]	Method[4]	Primary[3,5]	Secondary[3,6]	Method[7]
Visibility Reducing Particles[12]	8 Hour	See footnote 12	Beta Attenuation and Transmittance through Filter Tape	No National Standard		
Sulfates	24 Hour	25 µg/m^3	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m^3)	Ultraviolet Fluorescence			
Vinyl Chloride[10]	24 Hour	0.01 ppm (26 µg/m^3)	Gas Chromatography			

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m3 is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national standards are in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national standards to the California standards the units can be converted from ppb to ppm. In this case, the national standards of 53 ppb and 100 ppb are identical to 0.053 ppm and 0.100 ppm, respectively.
9. On June 2, 2010, a new 1-hour SO2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved. Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
10. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
11. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 µg/m3 as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
12. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

Table 3-2. Ambient Air Quality Standards; Source: SJVAPCD

San Joaquin Valley Air Pollution Control District (SJVAPCD) – The SJVAPCD is responsible for enforcing air quality standards in the project area. To meet state and federal air quality objectives, the SJVAPCD adopted the following thresholds of significance for projects:

Pollutant/Precursor	Construction Emissions	Operational Emissions	
		Permitted Equipment and Activities	Non-Permitted Equipment and Activities
	Emissions (tpy)	Emissions (tpy)	Emissions (tpy)
CO	100	100	100
Nox	10	10	10
ROG	10	10	10
SOx	27	27	27
PM10	15	15	15
PM2.5	15	15	15

Table 3-3. SJVAPCD Thresholds of Significance for Criteria Pollutants; Source: SJVAPCD

The following SJVAPCD rules and regulations may apply to the proposed project:

- **Rule 3135:** Dust Control Plan Fee. All projects which include construction, demolition, excavation, extraction, and/or other earth moving activities as defined by Regulation VIII (Described below) are required to submit a Dust Control Plan and required fees to mitigate impacts related to dust.
- **Rule 4101:** Visible Emissions. District Rule 4101 prohibits visible emissions of air contaminants that are dark in color and/or have the potential to obstruct visibility.
- **Rule 9510:** Indirect Source Review (ISR). This rule reduces the impact PM10 and NOX emissions from growth on the SJVB. This rule places application and emission reduction requirements on applicable development projects in order to reduce emissions through onsite mitigation, offsite SJVAPCD administered projects, or a combination of the two. This project will submit an Air Impact Assessment (AIA) application in accordance with Rule 9510's requirements.
- **Regulation VIII:** Fugitive PM10 Prohibitions. Regulation VIII is composed of eight rules which together aim to limit PM10 emissions by reducing fugitive dust. These rules contain required management practices to limit PM10 emissions during construction, demolition, excavation, extraction, and/or other earth moving activities.

City of Fresno General Plan: In regard to local measures and thresholds for air quality impacts, the Fresno General Resource and Conservation Element outlines goals, objectives, and policies for addressing air quality. A sample of applicable goals and policies are as follows:

Objective RC-4: In cooperation with other jurisdictions and agencies in the San Joaquin Valley Air Basin, take necessary actions to achieve and maintain compliance with State and federal air quality standards for criteria pollutants.

Policy RC-4-a: Support Regional Efforts. Support and lead, where appropriate, regional, State and federal programs and actions for the improvement of air quality, especially the SJVAPCD's efforts to monitor and control air pollutants from both stationary and mobile sources and implement Reasonably Available Control Measures in the Ozone Attainment Plan.

Policy RC-4-b: Conditions of Approval. Develop and incorporate air quality maintenance requirements, compatible with Air Quality Attainment and Maintenance Plans, as conditions of

approval for General Plan amendments, community plans, Specific Plans, neighborhood plans, Concept Plans, and development proposals.

Policy RC-4-c: Evaluate Impacts with Models. Continue to require the use of computer models used by SJVAPCD to evaluate the air quality impacts of plans and projects that require such environmental review by the City.

Objective LU-10: Promote regional cooperation and coordination on land use and planning issues among local jurisdictions.

LU-10-a Regional Land Use and Transportation Planning Program: Continue participation efforts in a coordinated Regional Land Use and Transportation Planning Program with the City of Clovis, Fresno and Madera counties, and other cities in the region to meet federal, State, and local air quality requirements.

Discussion

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact: The proposed project is located within the boundaries of the SJVAPCD and would result in air pollutant emissions that are regulated by the air district during both its construction and operational phases. The SJVAPCD is responsible for bringing air quality in Fresno County into compliance with federal and state air quality standards. The Air District has Particulate Matter (PM) plans, Ozone Plans, and Carbon Monoxide Plans that serve as the clean air plan for the basin.

Together, these plans quantify the required emission reductions to meet federal and state air quality standards and provide strategies to meet these standards. The SJVAPCD adopted the ISR Rule in order to fulfill the District's emission reduction commitments in its PM10 and Ozone (NOx) attainment plans and has since determined that implementation and compliance with ISR would reduce the cumulative PM10 and NOx impacts anticipated in the air quality plans to a less than significant level.

Construction Phase. Project construction would generate pollutant emissions from the following construction activities: site preparation, grading, building construction, application of architectural coatings, and paving. The construction related emissions from these activities were calculated using CalEEMod. The full CalEEMod Report can be found in Appendix A. As shown in Table 3-4 below, project construction related emissions do not exceed the thresholds established by the SJVAPCD.

	CO (tpy)	ROG (tpy)	SOx (tpy)*	Nox (tpy)	PM10 (tpy)	PM2.5 (tpy)
Emissions Generated from Project Construction	**1.8067**	**0.4976**	**0.00346**	**1.7945**	**0.2105**	**0.1336**

SJVAPCD Air Quality Thresholds of Significance	**100**	**10**	**27**	**10**	**15**	**15**
*Threshold established by SJVAPCD for SOx, however emissions are reported as SO2 by CalEEMod.						

Table 3-4. Projected Project Emissions Compared to SJVAPCD Thresholds of Significance for Criteria Pollutants related to Construction; Source: SJVAPCD, CalEEMod Analysis (Appendix A)

Operational Phase. Implementation of the proposed project would result in long-term emissions associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, as well as mobile emissions. Operational emissions from these factors were calculated using CalEEMod. The Full CalEEMod Report can be found in Appendix A. As shown in Table 3-5 below, the project's operational emissions do not exceed the thresholds established by the SJVAPCD.

	CO (tpy)	ROG (tpy)	SOx (tpy)*	Nox (tpy)	PM10 (tpy)	PM2.5 (tpy)
Operational Emissions (Dry Years)	**2.8102**	**0.4432**	**0.0117**	**1.9677**	**0.7180**	**0.2061**
SJVAPCD Air Quality Thresholds of Significance	**100**	**10**	**27**	**10**	**15**	**15**
*Threshold established by SJVAPCD for SOx, however emissions are reported as SO2 by CalEEMod.						

Table 3-5. Projected Project Emissions Compared to SJVAPCD Thresholds of Significance for Criteria Pollutants related to Operations; Source: SJVAPCD, CalEEMod Analysis (Appendix A)

Because the emissions from both construction and operation of the proposed project would be below the thresholds of significance established by the SJVAPCD, the project would not conflict with or obstruct implementation of an applicable air quality plan and there is *a less than significant impact.*

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

Less Than Significant Impact with Mitigation Incorporated: The SJVAPCD is responsible for bringing air quality in Fresno County into compliance with federal and state air quality standards. The significance thresholds and rules developed by the SJVAPCD are designed to prevent projects from violating air quality standards or significantly contributing to existing air quality violations. As discussed above, neither construction-related emissions nor operation-related emissions will exceed thresholds established by the SJVAPCD.

The PEIR for the Fresno General Plan, MM AIR-2.1, requires applicants for new development projects to incorporate mitigation measures, where applicable, into construction plans to reduce air pollutant emissions during construction activities, such as restricting idling of construction equipment and trucks to a maximum of 5 minutes, phase grading operations to reduce disturbed areas and times of exposure, encouraging the removal of vegetation only when necessary. AIR-2.2 requires project applicants for new development projects to incorporate mitigation measures

to reduce air pollutant emissions during operational activities, to the extent feasible. AIR-2.2 maximizing the use of solar energy on rooftops, the planting of tree in landscaping, the use of light-colored roofing, the use of electric lawn mowers, high efficiency appliances and the use of low volatile organic compound (VOC) cleaning products. For the proposed project, solar energy on the rooftops is not planned to be implemented at this time. By implementing the mitigation measures as identified in the GP PEIR, the Project impacts would be less than significant with mitigation incorporated. Therefore, by implementing the mitigation measures identified in the GP PEIR as applicable to the Project, Project impacts are considered to be *less than significant with mitigation incorporated.*

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact: Sensitive receptors include those individuals who are sensitive to air pollution including children, the elderly, and persons with pre-existing respiratory or cardiovascular illness. Examples of sensitive receptors include hospitals, residences, convalescent facilities, and schools. The single-family residences located directly south, west, and east of the project site are the closest sensitive receptors. Additionally, Teague Elementary and Inspiration Park are approximately .5 miles away from the project site. The project site is also located 1,300 feet from State Route 99. According to CARB's Air Quality and Land Use Handbook, the association of traffic related emissions with adverse health impacts can be seen within 1,000 feet and strongest within 300 feet. The project does not include any project components identified by the California Air Resources Board that could potentially impact any sensitive receptors. These include heavily traveled roads, distribution centers, fueling stations, and drycleaning operations. The project would not expose sensitive receptors to substantial pollutant concentrations because the project is located 1,300 feet from State Route 99 which is not within the 1,000 feet buffer stated in CARB's Air Quality and Land Use Handbook. The impact would be *less than significant.*

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

Less Than Significant Impact: The city of Fresno has many sources with the potential to generate odors including wastewater treatment facilities, landfills, transfer stations, recycling centers, manufacturing plants, food processors, painting operations, and rendering plants. The project is the development of 12 2-story apartment buildings containing a total of 96 DUs and is not identified as a source with the potential to general odors. While the project will create temporary localized odors during project construction, the proposed project will not introduce a conflicting land use (surrounding land includes residential neighborhoods) to the area and will not have any component that would typically emit odors. The project would not create objectionable odors affecting a substantial number of people. Therefore, the impact is *less than significant.*

Mitigation Measures for Impacts to Air Quality Incorporated from the City of Fresno General Plan PEIR:

Mitigation Measure AIR-2.1: Prior to future discretionary project approval, development project applicants shall prepare and submit to the Director of the City Planning and Development Department, or designee, a technical assessment evaluating potential project construction phase-related air quality impacts. The evaluation shall be prepared in conformance with SJVAPCD

methodology for assessing construction impacts. If construction related air pollutants are determined to have the potential to exceed the SJVAPCD adopted threshold of significance, the Planning and Development Department shall require that applicants for new development projects incorporate mitigation measures into construction plans to reduce air pollutant emissions during construction activities. The identified measures shall be included as part of the Project Conditions of Approval. Possible mitigation measures to reduce construction emissions include but are not limited to:

- Install temporary construction power supply meters on site and use these to provide power to electric power tools whenever feasible. If temporary electric power is available on site, forbid the use of portable gasoline- or diesel-fueled electric generators.
- Use of diesel oxidation catalysts and/or catalyzed diesel particulate traps on diesel equipment, as feasible.
- Maintain equipment according to manufacturers' specifications.
- Restrict idling of equipment and trucks to a maximum of 5 minutes (per California Air Resources Board [CARB] regulation).
- Phase grading operations to reduce disturbed areas and times of exposure.
- Avoid excavation and grading during wet weather.
- Limit on-site construction routes and stabilize construction entrance(s).
- Remove existing vegetation only when necessary.
- Sweep up spilled dry materials (e.g., cement, mortar, or dirt track-out) immediately. Never attempt to wash them away with water. Use only minimal water for dust control.
- Store stockpiled materials and wastes under a temporary roof or secured plastic sheeting or tarp.

Mitigation Measure AIR-2.2: Prior to future discretionary project approval, development project applicants shall prepare and submit to the Director of the City Planning and Development Department, or designee, a technical assessment evaluating potential project operation-related air quality impacts. The evaluation shall be prepared in conformance with SJVAPCD methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the SJVAPCD-adopted thresholds of significance, the Planning and Development Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the Project Conditions of Approval. Possible mitigation measures to reduce long-term emissions include but are not limited to:

- For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plugging in the anticipated number of refrigerated trailers to reduce idling time and emissions.
- Applicants for manufacturing and light industrial uses shall consider energy storage (i.e., battery) and combined heat and power (CHP, also known as cogeneration) in appropriate applications to optimize renewable energy generation systems and avoid peak energy use.
- Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for

loading/unloading in accordance with CARB Rule 2845 (13 California Code of Regulations [CCR] Chapter 10, Section 2485).

- Require that 240-volt electrical outlets or Level 3 chargers be installed in parking lots that would enable charging of neighborhood electric vehicles (NEVs) and/or battery powered vehicles.
- Maximize use of solar energy including solar panels; installing the maximum possible number of solar energy arrays on building roofs throughout the city to generate solar energy (not currently planned to be implemented for the proposed project).
- Maximize the planting of trees in landscaping and parking lots.
- Use light-colored paving and roofing materials.
- Require use of electric or alternatively fueled street-sweepers with HEPA filters.
- Require use of electric lawn mowers and leaf blowers.
- Utilize only Energy Star heating, cooling, and lighting devices, and appliances.
- Use of water-based or low volatile organic compound (VOC) cleaning products.

In conclusion, the Project will not result in any air quality impacts beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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 & Game or U.S. fish and Wildlife Service?	☐	☑	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☑
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through director removal, filling, hydrological interruption, or other means?	☐	☐	☐	☑
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☑
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?	☐	☐	☐	☑

Discussion for this section originates from the Biological Evaluation letter that was prepared for this project on January 13th by Soar Environmental Consulting. This evaluation was prepared to identify biological resources present or potentially present on the project site and assess the significance of project impacts on such resources per provisions of the California Environmental Quality Act (CEQA), the federal Clean Water Act (CWA), the state and federal endangered species acts (FESA and CESA respectively), California Fish and Game Code, and California Water Code. The Habitat Assessment for this evaluation took place on December 7th, 2021. The full document can be found in Appendix B.

Environmental Setting

The project site is in an urban environment on the northwest side of the City of Fresno. The surrounding area is mostly residential neighborhoods with a city retention pond located along the northern boundary.

There is a walking path on top of a grassy berm between the retention pond and the northern boundary of the project site. A grass field with similar habitat characteristics borders the east. The topography of the area is flat, approximately 290 feet above mean sea level. There are few trees or bushes that would create suitable nesting habitat for most special-status nesting bird species. Ground cover is dominated by ruderal grasses and invasive weeds. Habitat conditions did not appear to be conducive for the listed plant species during the site visit. No drainages appear to be connected to the property itself.

Regulatory Setting

Federal Endangered Species Act (FESA): defines an *endangered species* as "any species or subspecies that is in danger of extinction throughout all or a significant portion of its range." A *threatened species* is defined as "any species or subspecies that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range."

The Federal Migratory Bird Treaty Act (FMBTA: 16 USC 703-712): FMBTA prohibits killing, possessing, or trading in any bird species covered in one of four international conventions to which the United States is a party, except in accordance with regulations prescribed by the Secretary of the Interior. The name of the act is misleading, as it actually covers almost all birds native to the United States, even those that are non-migratory. The FMBTA encompasses whole birds, parts of birds, and bird nests and eggs. Although the United States Fish and Wildlife Service (USFWS) and its parent administration, the U.S. Department of the Interior, have traditionally interpreted the FMBTA as prohibiting incidental as well as intentional "take" of birds, a January 2018 legal opinion issued by the Department of the Interior now states that incidental take of migratory birds while engaging in otherwise lawful activities is permissible under the FMBTA. However, California Fish and Game Code makes it unlawful to take or possess any non-game bird covered by the FMBTA (Section 3513), as well as any other native non-game bird (Section 3800), even if incidental to lawful activities.

Birds of Prey (CA Fish and Game Code Section 3503.5): Birds of prey are protected in California under provisions of the Fish and Game Code (Section 3503.5), which states that it is unlawful to take, possess, or destroy any birds in the order Falconiformes (hawks and eagles) or Strigiformes (owls), as well as their nests and eggs. The bald eagle and golden eagle are afforded additional protection under the federal Bald and Golden Eagle Protection Act (16 USC 668), which makes it unlawful to kill birds or their eggs.

Clean Water Act: Section 404 of the Clean Water Act of (1972) is to maintain, restore, and enhance the physical, chemical, and biological integrity of the nation's waters. Under Section 404 of the Clean Water Act, the US Army Corps of Engineers (USACE) regulates discharges of dredged and fill materials into "waters of the United States" (jurisdictional waters). Waters of the US including navigable waters of the United States, interstate waters, tidally influenced waters, and all other waters where the use, degradation, or destruction of the waters could affect interstate or foreign commerce, tributaries to any of these waters, and wetlands that meet any of these criteria or that are adjacent to any of these waters or their tributaries.

California Endangered Species Act (CESA): prohibits the take of any state-listed threatened and endangered species. CESA defines *take* as "any action or attempt to hunt, pursue, catch, capture, or kill any listed species." If the proposed project results in a take of a listed species, a permit pursuant to Section 2080 of CESA is required from the CDFG.

City of Fresno General Plan: The Fresno General Plan Planning Area contains 11 vegetation communities, two (2) special-status natural communities, and 29 special-status species (including 12 plant species and 17 wildlife species). The General Plan identified objectives and policies regarding the preservation and conservation of wildlife species that would be applicable to the Project:

OBJECTIVE POSS-5. Provide for long-term preservation, enhancement, and enjoyment of plant, wildlife, and aquatic habitat.

Policy POSS-5-a. Habitat Area Acquisition. Support federal, State, and local programs to acquire significant habitat areas for permanent protection and/or conjunctive educational and recreational use.

Policy POSS-5-b. Habitat Conservation Plans. Participate in cooperative, multijurisdictional approaches for area-wide habitat conservation plans to preserve and protect rare, threatened, and endangered species.

Policy POSS-5-c. Buffers for Natural Areas. Require development projects, where appropriate and warranted, to incorporate natural features (such as ponds, hedgerows, and wooded strips) to serve as buffers for adjacent natural areas with high ecological value. Policy POSS-5-d Guidelines for Habitat Conservation. Establish guidelines for habitat conservation and mitigation programs, including:

- Protocols for the evaluation of a site's environmental setting and proposed design and operating parameters of proposed mitigation measures.
- Methodology for the analysis depiction of land to be acquired or set aside for mitigation activities.
- Parameters for specification of the types and sources of plant material used for any revegetation, irrigation requirements, and post-planting maintenance and other operational measures to ensure successful mitigation.
- Monitoring at an appropriate frequency by qualified personnel and reporting of data collected to permitting agencies.

Policy POSS-5-e. Pursue development of conjunctive habitat and recreational trail uses in flood control and drainage projects.

Policy POSS-5-f. Regional Mitigation and Habitat Restoration. Coordinate habitat restoration programs with responsible agencies to take advantage of opportunities for a coordinated regional mitigation program.

OBJECTIVE POSS-6. Maintain and restore, where feasible, the ecological values of the San Joaquin River corridor.

City of Fresno Municipal Code (Section 13-305-Tree Preservation). The City of Fresno Municipal Code Section 13-305 protects all public trees in the City, including but not limited to trees that are affecting surface improvements or underground facilities or which are diseased, or located where construction is being considered or will occur. No person, except authorized City personnel, shall remove, destroy, deface or injure any tree on public property by any means including but not limited to: pouring material on or immediately adjacent to any tree, attaching any sign or notice to a tree without supervision of the

Director, causing or encouraging fire around any tree, or covering the ground within a 4-foot radius around any tree with concrete or other unnatural surface. Any removal of trees shall be conducted only after an evaluation and inspection by the Director, and written authorization.

Discussion

a) Would the project 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 & Game or U.S. fish and Wildlife Service?

Less Than Significant Impact with Mitigation: No special-status plant or wildlife species were observed in the project area during the Habitat Assessment on December 7th, 2021 (Appendix B). There were 15 sensitive wildlife species and five sensitive plant species identified in the Habitat Assessment. Special-status species and sensitive habitats include plant and wildlife taxa, or other unique biological features that are afforded special protection by local land use policies, state and federal regulations. Special-status plant and animal species are those that are listed as rare, threatened, or endangered under the state or federal Endangered Species Acts. Vegetation communities may warrant special-status if they are of limited distribution, have high wildlife value, or are particularly vulnerable to disturbance. Special-status wildlife species that have the potential to occur in the Project Area based on presence of suitable habitat and/or documented occurrences in the vicinity include the California Tiger Salamander (*Ambystoma californiense*). All other special-status species identified in the record search are unlikely to occur in the Project area, due to lack of suitable habitat.

The Project is anticipated to have no impact to special-status or sensitive wildlife species. However, the Project must comply with the biological Mitigation Measures of GP PEIR BIO-1.1, which includes avoidance and minimization measures for special-status species, BIO 1.2 for the avoidance of direct or incidental take of any State or federally listed species, BIO 1.4,regarding construction during nesting season and related precautions, and BIO 2.1 which requires a pre-construction biological survey prior to construction to determine if the Project site supports any special-status species. These measures will reduce Project impacts to biological resources to a less than significant level. Therefore, impacts are *less than significant with mitigation incorporated.*

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

No Impact: During the Habitat Assessment performed by Soar Environmental, no riparian habitat nor other sensitive natural communities were observed on-site. Development of the proposed project would not impact any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW), or USFWS. There is *no impact.*

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through director removal, filling, hydrological interruption, or other means?

No Impact: According to the Biological Assessment conducted by SOAR Consulting and the US Fish and Wildlife Service National Wetlands Inventory Mapper, there are no federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) on or near the Project site. Typical wetland indicators include hydrophytic vegetation, hydric soils, and surface hydrology. The project site does not include any of these wetland indicators, and therefore, no wetlands would be impacted by any activities associated with implementation of the proposed project. There is *no impact.*

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

No Impact: Wildlife movement corridors are habitats the connect two or more areas of significant wildlife habitat. These corridors typically include vegetation and topography that facilitate the movements of wild animals. The Project site does not contain any habitat or features that could support wildlife species in their migration. This conclusion is based on the existing conditions of the site, which do not contain any water features or vegetation for migratory species. and The Project site does not function as a wildlife corridor or native wildlife nursery site. There is *no impact.*

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

Less than Significant Impact: Section 13-305 of the City of Fresno Municipal Code requires inspection by the Director and written authorization prior to the removal of any public trees in the city. The proposed project does not anticipate the removal of any trees; however, the project will comply with this ordinance if any trees are to be removed. In addition, there are no trees on the project Site. The project would not conflict with any local policies or ordinances protecting biological resources. There is *less than significant impact.*

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

No Impact: There are no known Habitat Conservation Plans or Natural Community Conservation Plans in effect within the vicinity of the project. There is *no impact.*

Mitigation Measures for Impacts to Biological Resources Incorporated from City of Fresno General Plan PEIR:

Mitigation Measure BIO-1.1: Construction of a proposed project shall avoid, where possible, vegetation communities that provide suitable habitat for a special-status species known to occur within the Planning Area. If construction within potentially suitable habitat must occur, the presence/absence of any special-status plant or wildlife species must be determined prior to construction, to determine if the habitat supports any special-status species. If a special-status species are determined to occupy any portion of a project site, avoidance and minimization measures shall be incorporated into the construction phase of a project to avoid direct or incidental take of a listed species to the greatest extent feasible. Specific mitigation measures for direct or incidental impacts

to special-status species shall be determined on a case-by-case basis through agency consultation during the review process for discretionary projects and shall be consistent with survey protocols and mitigations measures recommended by the agency at the time of consultation.

Mitigation Measure BIO-1.2: Direct or incidental take of any State or federally listed species shall be avoided to the greatest extent feasible. If construction of a proposed project will result in the direct or incidental take of a listed species, consultation with the resources agencies and/or additional permitting may be required. Agency consultation through the CDFW 2081 and USFWS Section 7 or Section 10 permitting processes shall take place prior to any action that may result in the direct or incidental take of a listed species. Specific mitigation measures for direct or incidental impacts to special-status species shall be determined on a case-by-case basis through agency consultation during the review process for discretionary projects and shall be consistent with survey protocols and mitigations measures recommended by the agency at the time of consultation.

Mitigation Measure BIO-1.4: Proposed projects within the Planning Area should avoid, if possible, construction within the general nesting season of February through August for avian species protected under Fish and Game Code 3500 and the Migratory Bird Treaty Act (MBTA) if it is determined that suitable nesting habitat occurs on a project site. If construction cannot avoid the nesting season, a pre-construction clearance survey shall be conducted by a qualified biologist to determine if any nesting birds or nesting activity is observed on or within 500 feet of a project site. If an active nest is observed during the survey, a biological monitor shall be onsite to ensure that no proposed project activities would impact the active nest. A suitable buffer shall be established around the active nest until the nestlings have fledged and the nest is no longer active. Project activities may continue in the vicinity of the nest only at the discretion of the biological monitor. Prior to the commencement of grading activities and issuance of any building permits, the Director of the City of Fresno Planning and Development Department, or designee, shall verify that all proposed project grading and construction plans include specific documentation regarding the requirements of the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Section 3503, that preconstruction surveys have been completed and the results reviewed by staff, and that the appropriate buffers (if needed) are noted on the plans and established in the field. Specific mitigation measures for direct or incidental impacts to avian species protected under Fish and Game Code 3500 and the Migratory Bird Treaty Act (MBTA) shall be determined on a case-by-case basis through agency consultation during the review process for discretionary projects and shall be consistent with survey protocols and mitigations measures recommended by the agency at the time of consultation.

Mitigation Measure BIO-2.1: A pre-construction clearance survey, following current CDFW protocols, shall be conducted by a qualified biologist to determine if a proposed project will result in the removal or impact to any riparian habitat and/or a special-status natural community with the potential to occur in the Planning Area, compensatory habitat-based mitigation shall be required to reduce project impacts. Compensatory mitigation must involve the preservation or restoration or the purchase of off-site mitigation credits for impacts to riparian habitat and/or a special-status natural community. Mitigation must be conducted in-kind or within an approved mitigation bank in the region. The specific mitigation ratio for habitat-based mitigation shall be determined through consultation with the appropriate agency (i.e., CDFW or USFWS) on a case-by-case basis. The project applicant/developer for a proposed project shall develop and implement appropriate mitigation regarding impacts on their respective jurisdiction.

In conclusion, the Project will not result in any impacts to biological resources beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☑	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☑	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☑	☐	☐

Environmental Setting

The Yokuts were the first residents of the Fresno area, with small tribes occupying the floodplains of the Big Dry Creek and the Little Dry Creek. Ethnographic evidence suggests the City of Fresno is located in part of the Southern Valley Yokuts territory.

European settlement did not occur until the 1760's, as land-based expeditions originating from Spanish Mexico into Southern California started to occur. European-American settlement of this region began in 1851 with the building of Fort Miller on the San Joaquin River. In 1856, Fresno County was created and the first county seat was located in the foothill community of Millerton. The City of Fresno became the county seat in 1874 and was incorporated as a city in 1885.

A Cultural Resources Records Search was conducted by the Southern San Joaquin Valley Information Center on January 4, 2022. The records search stated there have been no cultural resource studies in the project area. There have been nine cultural resource studies within a one-half mile radius. All these reports are greater than five years in age and should be considered out of date for current studies. According to the records search, there are no recorded resources within the project area. There are 38 recorded resources within the one-half mile radius. These resources consist primarily of historic era buildings and structures, most of which are single family homes. They also include an historic era railroad. The full findings of the cultural records search can be found in Appendix C.

Regulatory Setting

National Historic Preservation Act: The National Historic Preservation Act was adopted in 1966 to preserve historic and archeological sites in the United States. The Act created the National Register of Historic Places, the list of National Historic Landmarks, and the State Historic Preservation offices.

California Historic Register: The California Historic Register was developed as a program to identify, evaluate, register, and protect Historical Resources in California. California Historical Landmarks are sites, buildings, features, or events that are of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, experimental, or other value. In order for a resource to be designated as a historical landmark, it must meet the following criteria:

- The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).
- Associated with an individual or group having a profound influence on the history of California.
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

City of Fresno General Plan: The General Plan identifies policies related to historic and cultural resources including:

> **Policy HCR-2-c Project Development.** Prior to project approval, continue to require a project site and its Area of Potential Effects (APE), without benefit of a prior historic survey, to be evaluated and reviewed for the potential for historic and/or cultural resources by a professional who meets the Secretary of Interior's Qualifications. Survey costs shall be the responsibility of the project developer. Council may, but is not required, to adopt an ordinance to implement this policy.
>
> **Policy HCR-2-d Native American Sites.** Work with local Native Ameri Native American Sites. can tribes to protect recorded and unrecorded cultural and sacred sites, as required by State law, and educate developers and the community-at-large about the connections between Native American history and the environmental features that characterize the local landscape. Commentary: Development on archaeologically sensitive sites requires on-site monitoring by appropriate Native American consultant(s) and a qualified archaeologist for all grading, excavation, and site preparation activities that involve earth-moving operations.
>
> **Policy HCR-2-g Demolition Review.** Review all demolition permits to determine if the resource scheduled for demolition is potentially eligible for listing on the Local Register of Historic Resources. Consistent with the Historic Preservation Ordinance, refer potentially eligible resources to the Historic Preservation Commission and as appropriate to the City Council.

City of Fresno Historic Preservation Ordinance: The City of Fresno has established a Historic Preservation Commission and a Local Register of Historic Resources (Fresno Municipal Code, Chapter 12, Article 16). First established in 1979, the Ordinance was last updated in 1999. The Ordinance is used to provide local levels of control over the historical aesthetics of cultural resources within the city, and to ensure that the potential impact to locally significant historical resources that may be the subject of redevelopment are given reasonable consideration. The purpose of the Ordinance is to "continue to preserve, promote and improve the historic resources and districts of the City of Fresno for educational, cultural, economic and general welfare of the public; to continue to protect and review changes to these resources and districts which have a distinctive character or a special historic, architectural, aesthetic or cultural value to this city, state and nation; to continue to safeguard the heritage of this city by preserving and regulating its historic buildings, structures, objects, sites and districts which reflect elements of the city's historic, cultural, social, economic, political and architectural history; to continue to preserve and enhance the environmental quality and safety of these landmarks and districts; to continue to establish, stabilize and improve property values and to foster economic development." (Article 16 Section 12-1602(a).) The Ordinance provides legislative mechanisms to protect certain historical resources. Local registers of identified historical resources are known, including:

1. Heritage Properties. These are defined as a resource which is worthy of preservation because of its historical, architectural or aesthetic merit but which is not proposed for and is not designated as an Historic Resource under the ordinance.
2. Historic Resources. These are defined as any building, structure, object or site that has been in existence more than fifty years and possesses integrity of location, design, setting, materials, workmanship, feeling and association, and is associated with events that have made a significant contribution to the broad patterns of City history, or is associated with the lives of persons significant in our past, or embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master or possesses high artistic values; or has yielded, or may be likely to yield, important information in prehistory or history; and has been designated as such by the Council pursuant to the provisions of the Ordinance.
3. Local Historic Districts. These are defined as any finite group of resources related to one another in a clearly distinguishable way or any geographically definable area which possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development. The Local Historic District must be significant as well as identifiable and it must meet Local Register Criteria for listing on that Register. Contributors to Historic Districts are defined as any Historic Resource that contributes to the significance of the specific Local Historic District or a proposed National Register Historic District under the criteria set forth in the Ordinance.
4. National Register Historic Districts, which shall mean any finite group of resources related to one another in a clearly distinguishable way or any geographically definable area which possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development. A National Register Historic District must be significant as well as identifiable and it must meet National Register Criteria for listing on that Register. Contributors to a National Register Historic District are defined as any individual Historic Resource which contributes to the significance of a National Register Historic District under the criteria set forth in the Ordinance.

Discussion

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?

Less Than Significant Impact with Mitigation: A records search was conducted on behalf of the Applicant at the Southern San Joaquin Valley Archaeological Information Center (AIC), to determine if historical or archaeological sites had previously been recorded within the study area, if the project area had been systematically surveyed by archaeologists prior to the initial study, and/or whether the region of the field project was known to contain archaeological sites and to thereby be archaeologically sensitive.

The records search stated there have been no cultural resource studies in the project area. There have been nine cultural resource studies within a one-half mile radius. All these reports are greater than five years in age and should be considered out of date for current studies.

There are no recorded resources within the project area and there are 38 recorded resources within the one-half mile radius These resources consist primarily of historic era buildings and structures, most of which are single family homes. They also include an historic era railroad. There are no

recorded cultural resources within the project area or radius that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.

Although no other cultural resources were identified, the presence of remains or unanticipated cultural resources under the ground surface is possible. Implementation of Mitigation Measures CUL-1.1 will ensure that impacts to this checklist item will be *less than significant with mitigation* incorporation.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less Than Significant Impact with Mitigation: There are no known archaeological resources located within the project area. Implementation of the City of Fresno PEIR Mitigation Measure CUL-1.1 and CUL-1.2 will ensure that potential impact to unknown archeological resources will be *less than significant with mitigation* incorporation.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact with Mitigation: There are no known human remains buried in the project vicinity. If human remains are unearthed during project construction, there is a potential for a significant impact. As such, implementation of GP PEIR Mitigation Measures CUL-1.1, CUL 1.2, CUL-2, and CUL-3 will ensure that impacts remain *less than significant with mitigation incorporation.*

Mitigation Measures for Impacts to Cultural Resources Incorporated from PEIR

Mitigation Measure CUL-1.1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any historical artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.

Mitigation Measure CUL-1.2: Prior to approval of any discretionary project that could result in an adverse change to a potential historic and/or cultural resource, the City shall require a site-specific evaluation of historic and/or cultural resources by a professional who meets the Secretary of Interior's

Qualifications. The evaluation shall provide recommendations to mitigate potential impacts to historic and/or cultural resources and shall be approved by the Director of Planning and Development.

Mitigation Measure CUL-2: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for prehistoric archaeological resources shall be conducted. The following procedures shall be followed.

- If prehistoric resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that buried prehistoric archaeological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find, and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with CEQA Guidelines Section 15064.5. If the resources are determined to be unique prehistoric archaeological resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any prehistoric archaeological artifacts recovered as a result of mitigation shall be provided to a City approved institution or person who is capable of providing longterm preservation to allow future scientific study.

- If prehistoric resources are found during the field survey or literature review, the resources shall be inventoried using appropriate State record forms and submit the forms to the Southern San Joaquin Valley Information Center. The resources shall be evaluated for significance. If the resources are found to be significant, measures shall be identified by the qualified archaeologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. In addition, appropriate mitigation for excavation and construction activities in the vicinity of the resources found during the field survey or literature review shall include an archaeological monitor. The monitoring period shall be determined by the qualified archaeologist. If additional prehistoric archaeological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed.

Mitigation Measure CUL-3: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains.

Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

In conclusion, the Project will not result in any cultural resource impacts beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

VI. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☑	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☑

Environmental Setting

Pacific Gas and Electric (PG&E) provides electricity services within the City of Fresno. PG&E serves approximately 16 million people throughout a 70,000 square mile service area in northern and central California. PG&E supplies electricity to its customers through a variety of renewable and nonrenewable sources. Table 3-6 below shows the proportion of each energy resource sold to California consumers by PG&E in 2021 as compared to the statewide average.

Fuel Type		PG&E Power Mix	California Power Mix
Coal		0%	3%
Large Hydroelectric		4%	9%
Natural Gas		9%	38%
Nuclear		39%	9%
Other (Oil/Petroleum Coke/Waste Heat)		0%	<1%
Unspecified Sources of Power[1]		2%	7%
Eligible Renewables	Biomass	4%	2%
	Geothermal	5%	5%
	Small Hydro	2%	1%
	Solar	26%	14%
	Wind	11%	11%
	Total Eligible Renewable	**48%**	**34%**

1. "Unspecified sources of power" means electricity from transactions that are not traceable to specific generation sources.

Table 3-6. 2021 PG&E and State average power resources; Source: California Energy Commission

PG&E also provides natural gas services to the project area, however natural gas will not be required to operate the proposed project.

Regulatory Setting

California Code of Regulations, Title 20: Title 20 of the California Code of Regulations establishes standards and requirements for appliance energy efficiency. The standards apply to a broad range of appliances sold in California.

California Code of Regulations, Title 24: Title 24 of the California Code of Regulations is a broad set of standards designed to address the energy efficiency of new and altered homes and commercial buildings. These standards regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. Title 24 requirements are enforced locally by the City of Selma Building Department.

California Green Building Standards Code (CALGreen): CalGreen is a mandatory green building code that sets minimum environmental standards for new buildings. It includes standards for volatile organic compound (VOC) emitting materials, water conservation, and construction waste recycling

City of Fresno General Plan: Chapter 7: Resource Conservation and Resilience of the City of Fresno General Plan contains the following objectives and policies that are applicable to the Project:

Policy RC-2. Promote land uses that conserve resources.

Policy RC-2-a. Link Land Use to Transportation. Promote mixed-use, higher density infill development in multi-modal corridors. Support land use patterns that make more efficient use of the transportation system and plan future transportation investments in areas of higher intensity development. Discourage investment in infrastructure that would not meet these criteria.

Policy RC-2-b. Provide Infrastructure for Mixed-Use and Infill. Promote investment in the public infrastructure needed to allow mixed-use and denser infill development to occur in targeted locations, such as expanded water and wastewater conveyance systems, complete streetscapes, parks and open space amenities, and trails. Discourage investment in infrastructure that would not meet these criteria.

Policy RC-8. Reduce the consumption of non-renewable energy resources by requiring and encouraging conservation measures and the use of alternative energy sources.

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

Policy RC-8-c. Energy Conservation in New Development. Consider providing an incentive program for new buildings that exceed California Energy Code requirements by fifteen percent.

Policy RC-8-e. Energy Use Disclosure. Promote compliance with State law mandating disclosure of a building's energy data and rating of the previous year to prospective buyers and lessees of the entire building or lenders financing the entire building.

Discussion

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact: The proposed project includes the construction and operation of apartments. During project construction there would be an increase in energy consumption related to worker trips and operation of construction equipment. This increase in energy use would be temporary and limited to the greatest extent possible through compliance with local, state, and federal regulations. Vehicle fuel consumption during project construction was estimated based on the assumed construction schedule, vehicle trip lengths, and the number of workers per construction phase as provided by CalEEMod, and Year 2022 gasoline/diesel MPG factors provided by the EMFAC2014. To simplify the estimation process, it was assumed that all worker vehicles used gasoline as a fuel source and all vendor vehicles used diesel as a fuel source. Table 3-7, below, provides gasoline and diesel fuel used by on-road sources during each phase of project construction.

Construction Phase	# of Days	Daily Worker Trips[1]	Daily Vendor Trips[1]	Gasoline Fuel Use (gallons)[2]	Diesel Fuel Use (gallons)[2]
Demolition	20	15	0	128.1	0
Site Preparation	5	18	0	76.8	0
Grading	8	15	0	128.1	0
Building Construction	230	69	10	8934.5	9062.1
Paving	18	20	0	128.1	0
Architectural Coating	18	14	0	153.7	0
Total	**299**	**N/A**	**N/A**	**9549.2**	**9062.1**

1. Data provided by CalEEMod (Appendix A)

Table 3-7. On-Road Mobile Fuel Use Generated by Construction Activities. Source: CalEEMod (v. 2016.3.1); EMFAC2014

Energy Type		Units
Natural Gas Use (kBTU/yr) [1]		1,357,100
Electricity Use (kWh/yr) [1]		449,042
Total Annual Operation VMT [1]: 1,119,235	Annual Fuel Use (Gasoline) [2]	37,531
	Annual Fuel Use (Diesel) [2]	1,193
	MBTU/Year [3]	4,523

1. Data provided by CalEEMod
2. Data provided by EMFAC
3. MBTU Calculated for comparison purposes. Assumed 1 gallon of gasoline = 0.116090 MBTU and 1 gallon of diesel = 0.139 MBTU

Table 3-8. Energy Usage by Operational Activities. Source: CalEEMod (v.2020.4.0); EMFAC2017

During project construction there would be an increase in energy consumption related to worker trips and operation of construction equipment (Table 3-7). This energy use would be limited to the greatest extent possible through compliance with local, state, and federal regulations. Table 3-8 includes the projected energy usage during the operational phase for natural gas, electricity and annual fuel use through calculations done in CalEEMod and data provided by EMFAC.

Since construction-related energy use would be temporary and limited to the greatest extent feasible through compliance with local, state and federal policies related to energy conservation, and operation of the project is not anticipated to increase energy consumption beyond existing conditions, the project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources.

As shown in Table 3-8, annual energy use associated with project operations would total approximately 4,523 MBTUs per year under 2023 operational conditions. Annual energy use is expected to decrease over time as a result of improvements in vehicle fuel efficiency standards. The proposed Project will be subject to energy conservation requirements in the California Energy Code (24 CCR Part 6, California's Energy Efficiency Standards for Residential and Nonresidential Buildings) and the California Green Building Standards Code (CALGreen) (24 CCR Part 11). Adherence to Title 24 requirements would ensure that the project would not result in wasteful or inefficient use of nonrenewable resources due to building operation or vehicle trips. The impact is *less than significant.*

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

No Impact: As discussed previously, the construction and operation of the Project would be subject to compliance with energy efficiency regulations including CALGreen, Title 20 and 24, and the Fresno General Plan. The applicable regulations would be implemented to reduce energy waste from the Project. Therefore, the proposed project will not conflict with or obstruct any state or local plans for renewable energy or energy efficiency. The proposed project will comply with all state and local policies related to energy efficiency and there is *no impact*.

In conclusion, the Project will not result in any impacts to energy resources beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

VII. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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 18-1-B of the Uniform Building Code (1994), creating substantial direct and indirect risks to life or property?	☐	☐	☐	☑
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☑
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☑	☐	☐

Environmental Setting

Geologic Stability and Seismic Activity

- **Seismicity**: Although there are a number of potentially active faults within and near Fresno County, and active seismic areas exist in the western areas of the County, the majority of the County, including the proposed project site, is considered to be at relatively low risk for seismic activity. The *Fresno County Multi-Jurisdictional Hazard Mitigation Plan* (2018 HMP) (May 2018) identifies the project site as having a 20-30% probability of shaking 2% in 50 years. Ground shaking

can result in other geological impacts, including liquefaction, landslides, lateral spreading, subsidence, or collapse

- **Liquefaction**: Liquefaction is a phenomenon whereby unconsolidated and/or near saturated soils lose cohesion and are converted to a fluid state as a result of severe vibratory motion. In the event of strong earthquake shaking, the relatively rapid loss of soil shear strength creates a temporary, fluid-like behavior of the soil. This can result in landslides and lateral spreading. No specific countywide assessment of liquefaction has been performed; however, the Fresno County Multi-Hazard Mitigation Plan identifies the risk of liquefaction within the county as low because the soil types are unsuitable for liquefaction.

- **Landslides**: Landslides refer to a wide variety of processes that result in the downward and outward movement of soil, rock, and vegetation under gravitational influence. Landslides are caused by both natural and human-induced changes in slope stability and often accompany other natural hazard events, such as floods, wildfire, or earthquake. While western portions of the County are considered to be high landslide hazard areas, the majority of the County, including the proposed project site, is considered a moderate landslide hazard area. Both City and County General Plans have historically recognized that slopes exceeding 26 percent are essentially "undevelopable" and "not readily available" due to inherent instability, engineering difficulties, and costs. The 2018 HMP states that occurrence of landslide events within populated areas of Fresno County is unlikely. Majority of the City, including the proposed project site, is considered to be at low risk of landslides and mudslides because of its flat topography. The Fresno County Multi-Hazard Mitigation Plan states that minor landslides will likely continue to impact the area when heavy precipitation occurs.

- **Subsidence**: Land Subsidence refers to the vertical sinking of land as a result of either manmade or natural underground voids. Subsidence has occurred throughout the Central Valley as a result of groundwater, oil, and gas withdrawal. Although western portions of the County show signs of deep and shallow subsidence, the majority of the County, including the proposed project site, is not considered to be at risk of subsidence related hazards.

Soils Involved in Project: The proposed project involves construction on two soil types. The properties of these soils are described briefly below:

- **San Joaquin sandy loam, shallow, 0 to 3 percent slopes:** The San Joaquin series is a member of the fine, mixed, active, thermic Abruptic Durixeralfs taxonomic class. These soils are moderately deep to a duripan, and exhibit well to moderately well drainage, medium to very high runoff, and very slow permeability.
- **San Joaquin loam, shallow, 0 to 3 percent slopes:** The San Joaquin series is a member of the fine, mixed, active, thermic Abruptic Durixeralfs taxonomic class. These soils are moderately deep to a duripan, and exhibit well to moderately well drainage, medium to very high runoff, and very slow permeability.

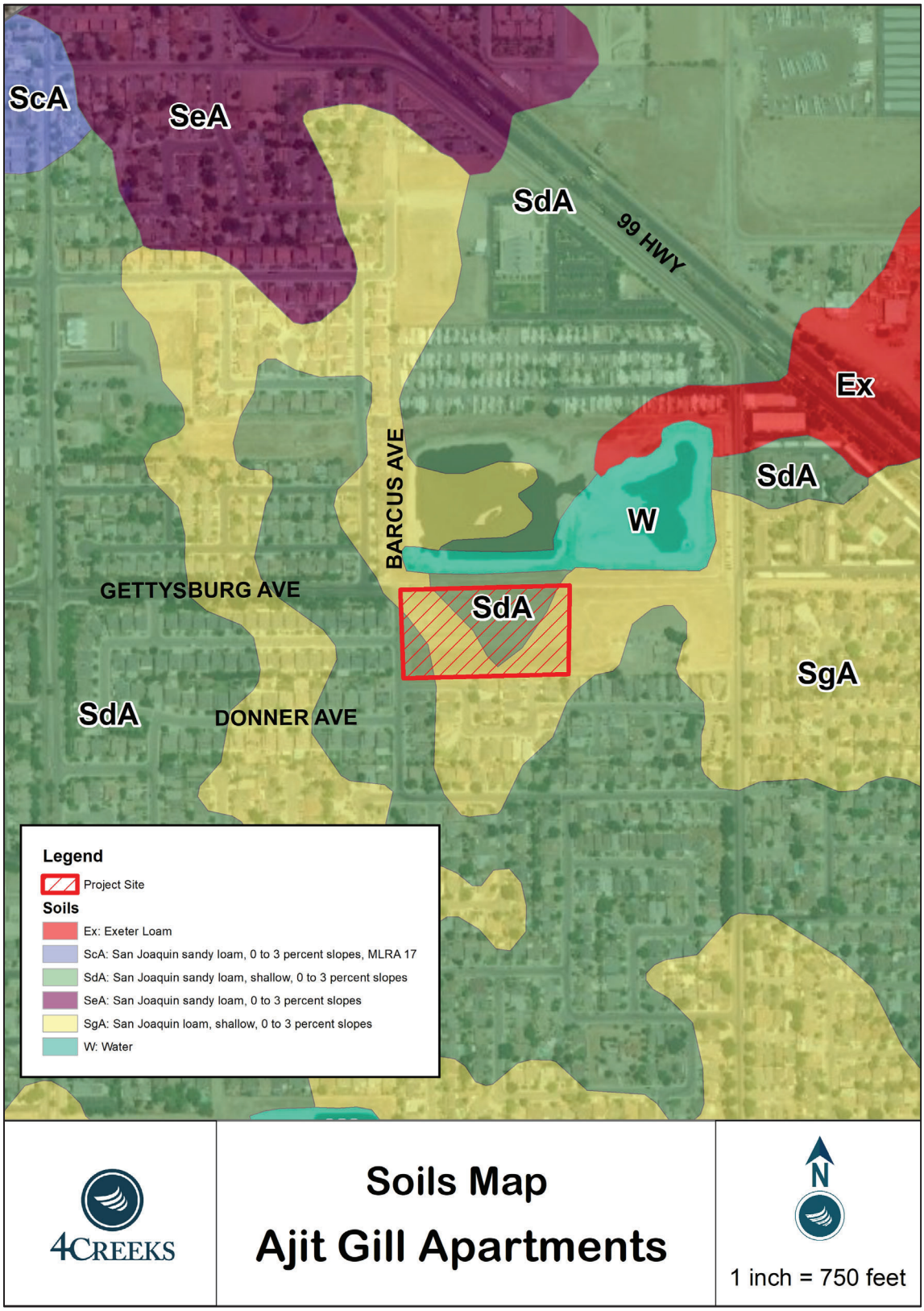

ScA
SeA
SdA
99 HWY
Ex
BARCUS AVE
SdA
W
GETTYSBURG AVE
SdA
SgA
SdA
DONNER AVE
Legend
Project Site
Soils
Ex: Exeter Loam
ScA: San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17
SdA: San Joaquin sandy loam, shallow, 0 to 3 percent slopes
SeA: San Joaquin sandy loam, 0 to 3 percent slopes
SgA: San Joaquin loam, shallow, 0 to 3 percent slopes
W: Water
4CREEKS
Soils Map
Ajit Gill Apartments
N
1 inch = 750 feet

Figure 3-3

Regulatory Setting

California Building Code: The California Building Code contains general building design and construction requirements relating to fire and life safety, structural safety, and access compliance. CBC provisions provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures and certain equipment.

City of Fresno Municipal Code, Section 11-101 (California Building Code): The City of Fresno Municipal Code has incorporated and adopted the CBC, 2019 Edition, as promulgated by the California Building Standards Commission, which incorporates the adoption of the 2018 edition of the of the International Building Code, as amended with necessary California amendments and the 2018 International Building Code of the International Code Council, with the exception of Appendix B. Together with the City's amendments to the CBC provided in Section 11- 102, these shall be referred to as the Fresno Building Code. One copy of the CBC is on file and available for use by the public in the Development and Resource Management Department, Building and Safety Services Division.

City of Fresno General Plan: The Chapter 9: Noise and Safety of the City of Fresno General Plan includes the following objectives and policies regarding geology and soils that are applicable to the Project:

Objective NS-2. Minimize risks of property damage and personal injury posed by geologic and seismic risks.

Policy NS-2-a. Seismic Protection. Ensure seismic protection is incorporated into new and existing construction, consistent with the Fresno Municipal Code.
Policy NS-2-b. Soil Analysis Requirement. Identify areas with potential geologic and/or soils hazards, and require development in these areas to conduct a soil analysis and mitigation plan by a registered civil engineer (or engineering geologist specializing in soil geology) prior to allowing on-site drainage or disposal for wastewater, stormwater runoff, or swimming pool/spa water.
Policy NS-2-c. Landfill Areas. Require proposed land uses on or near landfill areas to be designed and maintained to comply with California Code of Regulations, Title 27, Section 21190, Post Closure Land Use

Objective PU-6: Ensure the provision of adequate sewage treatment and disposal by utilizing the Fresno-Clovis Regional Wastewater Reclamation Facility as the primary facility, when economically feasible, for all existing and new development within the Metropolitan Area.

Discussion

a) Would the project 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.

Less than Significant Impact: Although the project is located in an area of relatively low seismic activity, the project site could be affected by ground shaking from nearby faults. The potential for strong seismic ground shaking on the project site is not a significant environmental concern due to the infrequent seismic activity of the area and distance to the faults. The project does not propose any components which could cause substantial adverse effects in the event of an earthquake. Additionally, the project has no potential to indirectly or directly cause the rupture of an earthquake fault. Therefore, there is *a less than significant impact* related to the risk of loss, injury or death involving a rupture of a known earthquake fault.

ii. Strong seismic ground shaking?

Less than Significant Impact: According to the 2018 HMP, the project site is located in an area of relatively low seismic activity. The proposed project does not include any activities or components which could feasibly cause strong seismic ground shaking, either directly or indirectly. There is *a less than significant impact*

iii. Seismic-related ground failure, including liquefaction?

Less than Significant Impact: No specific countywide assessment of liquefaction has been performed; however the 2018 HMP identifies the risk of liquefaction within the county as low because the soil types are unsuitable for liquefaction. The area's low potential for seismic activity would further reduce the likelihood of liquefaction occurrence. Because the project site is within an area of low seismic activity, and the soils associated with the project area not suitable for liquefaction, there are *less than significant impacts.*

iv. Landslides?

No Impact: The City of Fresno is considered at low risk of small landslides. Additionally, the project site is generally flat and there are no hill slopes in the area. No geologic landforms exist on or near the site that would result in a landslide event. As a result, there is very low potential for landslides. There would be *no impact.*

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact: The potential for erosion is low since the project site is relatively flat. During construction, activities such as grubbing, clearing or grading may increase the probability for erosion and a loss of topsoil; however, any impacts will be temporary and minimized with best management practices (BMPs) required by the SWPPP, which are developed to prevent significant impacts from construction-related activities. Therefore, the impact is *less than significant*.

c) Would the project 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?

No Impact: The soils associated with the project site are considered stable and have a low capacity for landslides, lateral spreading, subsidence, liquefaction or collapse. Since the project area is considered to be stable, and this project would not result in a substantial grade change to the

topography to the point that it would increase the risk of landslides, lateral spreading, subsidence, liquefaction or collapse, there is *no impact.*

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

No Impact: The proposed project site is not in an area identified by the 2018 HMP as having expansive soils. Because the soils associated with the project do not exhibit shrink swell behavior, implementation of the project will pose no risk to life or property caused by expansive soils and there is *no impact.*

e) Would the project 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 waste water?

No Impact: The proposed project would not include the use of septic tanks or any other alternative wastewater disposal systems. The proposed restroom facilities will tie into the existing City sewer services. Therefore, there is *no impact.*

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact with Mitigation: There are no unique geologic features and no known paleontological resources located within the project area. However, there is always the possibility that paleontological resources may exist below the ground surface. Implementation of Mitigation Measure GEO-6.1 from the City of Fresno General Plan PEIR will ensure that any impacts resulting from project implementation remain *less than significant with mitigation incorporation*.

Mitigation Measures for Impacts to Soils and Geological Resources Incorporated from City of Fresno General Plan PEIR:

Mitigation Measure GEO-6.1: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for unique paleontological/geological resources shall be conducted. The following procedures shall be followed:

- If unique paleontological/geological resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that unique paleontological/geological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified paleontologist shall be consulted to determine whether the resource requires further study. The qualified paleontologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to, excavation of the finds and evaluation of the finds. If the resources are determined to be significant, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery

excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any paleontological/geological resources recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.

- If unique paleontological/geological resources are found during the field survey or literature review, the resources shall be inventoried and evaluated for significance. If the resources are found to be significant, mitigation measures shall be identified by the qualified paleontologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. In addition, appropriate mitigation for excavation and construction activities in the vicinity of the resources found during the field survey or literature review shall include a paleontological monitor. The monitoring period shall be determined by the qualified paleontologist. If additional paleontological/geological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed.

In conclusion, the Project will not result in any geologic impacts beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	☐	☑	☐	☐
a) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☑	☐	☐

Environmental Setting

Natural processes and human activities emit greenhouse gases. The presence of GHGs in the atmosphere affects the earth's temperature. Without the natural heat-trapping effect of GHGs, the earth's surface would be about 34ºC cooler. However, it is believed that emissions from human activities, such as electricity production and vehicle use, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations.

The effect of greenhouse gasses on earth's temperature is equivalent to the way a greenhouse retains heat. Common GHGs include water vapor, carbon dioxide, methane, nitrous oxide, ozone, chlorofluorocarbons, hydro chlorofluorocarbons, and hydro fluorocarbons, per fluorocarbons, sulfur and hexafluoride. Some gases are more effective than others. The Global Warming Potential (GWP) has been calculated for each greenhouse gas to reflect how long it remains in the atmosphere, on average, and how strongly it absorbs energy. Gases with a higher GWP absorb more energy, per pound, than gases with a lower GWP, and thus contribute more to global warming. For example, one pound of methane is equivalent to twenty-one pounds of carbon dioxide.

GHGs as defined by AB 32 include the following gases: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. GHGs as defined by AB 32 are summarized in Table 3-9. Each gas's effect on climate change depends on three main factors. The first being the quantity of these gases are in the atmosphere, followed by how long they stay in the atmosphere and finally how strongly they impact global temperatures.

Greenhouse Gas	Description and Physical Properties	Lifetime	GWP	Sources
Methane (CH4)	Is a flammable gas and is the main component of natural gas	12 years	21	Emitted during the production and transport of coal, natural gas, and oil. Methane emissions also result from livestock and other agricultural practices and by the decay of organic waste in municipal solid waste landfills.

Greenhouse Gas	Description and Physical Properties	Lifetime	GWP	Sources
Carbon dioxide (CO2)	An odorless, colorless, natural greenhouse gas.	30-95 years	1	Enters the atmosphere through burning fossil fuels (coal, natural gas and oil), solid waste, trees and wood products, and also as a result of certain chemical reactions (e.g., manufacture of cement). Carbon dioxide is removed from the atmosphere (or "sequestered") when it is absorbed by plants as part of the biological carbon cycle.
Chloro-fluorocarbons	Gases formed synthetically by replacing all hydrogen atoms in methane or ethane with chlorine and/or fluorine atoms. They are non-toxic nonflammable, insoluble and chemically unreactive in the troposphere (the level of air at the earth's surface).	55-140 years	3,800 to 8,100	Were synthesized in 1928 for use as refrigerants, aerosol propellants, and cleaning solvents. They destroy stratospheric ozone.
Hydro-fluorocarbons	A man-made greenhouse gas. It was developed to replace ozone-depleting gases found in a variety of appliances. Composed of a group of greenhouse gases containing carbon, chlorine an at least one hydrogen atom.	14 years	140 to 11,700	Powerful greenhouse gases that are emitted from a variety of industrial processes. Fluorinated gases are sometimes used as substitutes for stratospheric ozone-depleting substances. These gases are typically emitted in smaller quantities, but because they are potent greenhouse gases.
Nitrous oxide (N2O)	Commonly known as laughing gas, is a chemical compound with the formula N2O. It is an oxide of nitrogen. At room temperature, it is a colorless, non-flammable gas, with a slightly sweet odor and taste. It is used in surgery and dentistry for its anesthetic and analgesic effects.	120 years	310	Emitted during agricultural and industrial activities, as well as during combustion of fossil fuels and solid waste.
Pre-fluorocarbons	Has a stable molecular structure and only breaks down by ultraviolet rays about 60 kilometers above Earth's surface.	50,000 years	6,500 to 9,200	Two main sources of pre-fluorocarbons are primary aluminum production and semiconductor manufacturing.
Sulfur hexafluoride	An inorganic, odorless, colorless, and nontoxic nonflammable gas.	3,200 years	23,900	This gas is manmade and used for insulation in electric power transmission equipment, in the magnesium industry, in semiconductor manufacturing and as a tracer gas.

Table 3-9. Greenhouse Gasses; Source: EPA, Intergovernmental Panel on Climate Change

In regard to the quantity of these gases that are in the atmosphere, we first must establish the amount of particular gas in the air, known as Concentration, or abundance, which are measured in parts per million, parts per billion and even parts per trillion**.** To put these measurements in more relatable terms, one part per million is equivalent to one drop of water diluted into about 13 gallons of water, roughly a full tank of gas in a compact car. Therefore, it can be assumed larger emission of greenhouse gases lead to a higher concentration in the atmosphere.

Each of the designated gases described above can reside in the atmosphere for different amounts of time, ranging from a few years to thousands of years. All these gases remain in the atmosphere long enough to become well mixed, meaning that the amount that is measured in the atmosphere is roughly the same all over the world regardless of the source of the emission.

Regulatory Setting

San Joaquin Valey Air Pollution Control District:
AB 32: AB 32 set the 2020 greenhouse gas emissions reduction goal into law. It directed the California Air Resources Board to begin developing discrete early actions to reduce greenhouse gases while also preparing a scoping plan to identify how best to reach the 2020 limit. The Scoping Plan was prepared by CARB and adopted in 2011. CARB released the 2017 Scoping Plan in November 2017. The 2017 Scoping Plan provides strategies for achieving the 2030 target established by EO B-30-15 and codified in SB 32. The Scoping Plan recommends local plan-level GHG emissions reduction goals.

SB 1078, SB 107 and Executive Order S-14-08: SB 1078, SB 107, and Executive Order S-14-08 require California to generate 20% of its electricity from renewable energy by 2017. SB 107 then changes the 2017 deadline to 2010. Executive Order S-14-08 required that all retail sellers of electricity serve 33 percent of their load with renewable energy by 2020.

City of Fresno Greenhouse Gas Reduction Plan: The City of Fresno has prepared a *City of Fresno Greenhouse Gas Reduction Plan Update* (2020 GHG Reduction Plan) (March 2020) included as Appendix G of the General Plan Update in efforts to reduce GHG emissions. The GHG Plan focuses on emissions generated by activities within the City of Fresno. The GHG Plan is designed to ensure that the development accommodated by the buildout of the General Plan supports the goals of AB 32. The *Fresno Green: The City of Fresno's Strategy for Achieving Sustainability* (April 2007) includes a commitment to meet the 2020 AB 32 goal and Executive Order S-03-05. While the State has yet to adopt a target or strategies for reaching targets past 2020, broad targets have been discussed for upcoming years.

Discussion

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Less than Significant Impact with Mitigation Incorporated: Greenhouse gas emissions for the construction and operation of the proposed project were modeled using the California Emissions Estimator Model (CalEEMod). The full CalEEMod report can be found in Appendix A.

Construction: Greenhouse gasses would be generated during construction from activities including site preparation, grading, building construction, application of architectural coatings, and paving. The

CalEEMod Emissions report predicts that this project will create a maximum of 304.1 MT of CO2e emissions per year during construction. Because the SJVAPCD does not have numeric thresholds for assessing the significance of construction-related GHG emissions, predicted emissions from project construction were compared to SCAQMD thresholds for construction related GHG emissions. The SCAQMD currently has a threshold of 10,000 metric tons of CO2e per year for construction emissions amortized over a 30-year project lifetime. Because project construction would generate far less GHG emissions than this threshold, impacts related to GHG emissions during project construction would be less than significant.

Operation: Implementation of the proposed project would result in long-term greenhouse gas emissions associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, as well as mobile emissions.

The SJVAPCD does not provide numeric thresholds to assess the significance of greenhouse gas emissions. Instead, the *SJVAPCD Guidance for Valley Land Use Agencies in Addressing GHG Emission Impacts for New Projects* (December 17, 2009) under CEQA states that projects which achieve a 29% GHG emission reduction compared to Business as Usual (BAU) would be determined to have a less than significant individual and cumulative impact for GHG during operation. BAU conditions are defined based on the year 2005 building energy efficiency, average vehicle emissions, and electricity energy conditions. The BAU conditions assume no improvements in energy efficiency, fuel efficiency, or renewable energy generation beyond that existing today. The 2005 BAU conditions were estimated using CalEEMod.

Implementation of the Project would result in long-term greenhouse gas emissions associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, as well as mobile emissions. The GHG emissions were estimated using CalEEMod (see Appendix A).

	CO2e (MT/Year)
Operational Emissions	974.9505
2005 BAU	1,530.327
% Reduction From BAU	**36.29%**

Table 3-10. Project Emissions Compared to 2005 BAU, Source CalEEMod

The Project's operational GHGs are estimated to be 555.3765 CO_2e metric tons (MT) lower than the 2005 BAU. This is a reduction of 36.29%, which is above the 29% threshold.

The General Plan and PEIR rely upon the Recirculated Greenhouse Gas Reduction Plan Update that provides a comprehensive assessment of the benefits of city policies and proposed code changes, existing plans, programs, and initiatives that reduce greenhouse gas emissions. The Recirculated Plan provides goals and supporting measures to reflect and ensure compliance with changes in the local and State policies while ensuring it encourages economic growth and keeps the city economically competitive while achieving GHG reductions, as discussed under VIII. GREENHOUSE GAS EMISSIONS (b) and Mitigation Measure GHG-1.1 below. In conclusion, the proposed project would not result in any greenhouse gas emission environmental impacts beyond those analyzed in the City of Fresno PEIR. Therefore, there would be a *less than significant impact with mitigation incorporation* as the

Project would adhere to standards as identified in the Fresno City General Plan and PEIR (Mitigation Measure GHG-1.1).

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact with Mitigation Incorporated: The City of Fresno adopted its Recirculated GHG Reduction Plan Update as part of the preparation and certification of the GP PEIR. The Project's consistency with applicable GHG policies from the Recirculated GHG Reduction Plan policies is assessed below.

The Project is also assessed for its consistency with CARB's adopted Scoping Plans. This would be achieved with an assessment of the Project's compliance with Scoping Plan measures contained in the 2017 Climate Change Scoping Plan.

City of Fresno Recirculated GHG Plan Update

The Recirculated GHG Plan Update includes procedures to use when assessing the impacts of Project's requiring a general plan amendment. The following requirements apply:

1. Review General Plan policies listed in the Recirculated GHG Reduction Plan Update to identify those that apply to the project and prepare a consistency analysis for compliance with the applicable policies.
2. Ensure the Project is consistent with the City's Development Code as it relates to complete streets and design standards for multi-family projects.
3. Prepare a GHG technical study to quantify project emissions and emission reductions through compliance with regulations and project design features.

In summary, the Project would be required to incorporate a number of policies that would minimize GHG emissions as required by the City's existing plans and policies. These features are consistent with project-level strategies identified by the CARB's Scoping Plan and the City of Fresno Recirculated GHG Reduction Plan Update (2021).

Consistency with California's Post-2020 Targets

The State's executive branch adopted several Executive Orders related to GHG emissions. Executive Orders S-3-05 and B-30-15 are two examples. Executive Order S-3-05 sets goals to reduce emissions to 1990 levels by 2020 and 80 percent below 1990 levels by 2050. The goal of Executive Order S-3-05 to reduce GHG emissions to 1990 levels by 2020 was codified by AB 32. The Project, as analyzed above, is consistent with AB 32. Therefore, the Project does not conflict with this component of Executive Order S-3-05. Executive Order B-30-15 establishes an interim goal to reduce GHG emissions to 40 percent below 1990 levels by 2030.

Consistency with SB 32

The 2017 Climate Change Scoping Plan Update (2017 Scoping Plan) includes the strategy that the State intends to pursue to achieve the 2030 targets of Executive Order S-3-05 and SB 32. The Project is

required to comply with the SB 32 strategy and is not expected to conflict with this component of Executive Order S-3-05. As discussed above, the proposed Project will not occur at a scale or scope with the potential to contribute substantially or cumulatively to the generation of GHG emissions, either directly or indirectly, or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. There would be a less than significant impact with mitigation incorporation as the Project would adhere to standards as identified in the Fresno City General Plan and PEIR (GHG1.1). In conclusion, the proposed Project will not result in any GHG impacts beyond those analyzed in City of Fresno PEIR. Therefore, impacts are considered *less than significant with mitigation incorporation.*

Mitigation Measures for Impacts to Greenhouse Gas Emissions Incorporated from City of Fresno General Plan PEIR:

Mitigation Measure GHG-1.1: Prior to the City's approval of subsequent discretionary projects, the Director of the City Planning and Development Department, or designee, shall confirm that development projects are consistent with the Recirculated GHG Reduction Plan Update (2021) and shall implement all measures deemed applicable to the project through the GHG Reduction Plan Update-Project Consistency Checklist (Appendix B to the GHG Reduction Plan Update).

In conclusion, the Project will not result in any greenhouse gas impacts beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☑	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☑	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☑	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard or excessive noise 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 significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☑

Environmental Setting

The proposed project site is located approximately 0.25 miles east of the nearest school (Teague Elementary School) and approximately 2.8 miles south of the nearest public airport (Sierra Sky Park Airport).

The Department of Toxic Substances Control's (DTSC's) Envirostor was used to identify any sites known to be associated with releases of hazardous materials or wastes within the project area. The database indicates that the project would not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Regulatory Setting

Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S. Code [U.S.C.] §9601 et seq.). The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, or the Superfund Act) authorizes the President to respond to releases or threatened releases of hazardous substances into the environment.

Occupational Safety and Health Administration. The Occupational Safety and Health Administration (OSHA) sets and enforces Occupational Safety and Health Standards to assure safe working conditions. OSHA provides training, outreach, education, and compliance assistance to promote safe workplaces. The proposed Project would be subject to OSHA requirements during construction, operation, and maintenance.

Toxic Substances Control Act of 1976 (15 U.S.C. §2601 et seq.). The Toxic Substance Control Act was enacted by Congress in 1976 and authorizes the EPA to regulate any chemical substances determined to cause an unreasonable risk to public health or the environment.

Hazardous Waste Control Law, Title 26. The Hazardous Waste Control Law creates hazardous waste management program requirements. The law is implemented by regulations contained in Title 26 of the California Code of Regulations (CCR), which contains requirements for the following aspects of hazardous waste management:

- Identification and classification;
- Generation and transportation;
- Design and permitting of recycling, treatment, storage, and disposal facilities;
- Treatment standards;
- Operation of facilities and staff training; and
- Closure of facilities and liability requirements.

California Code of Regulations, Title 22, Chapter 11. Title 22 of the California Code of Regulations contains regulations for the identification and classification of hazardous wastes. The CCR defines a waste as hazardous if it has any of the following characteristics: ignitability, corrosivity, reactivity, and/or toxicity.

California Emergency Services Act. The California Emergency Services Act created a multi-agency emergency response plan for the state of California. The Act coordinates various agencies, including CalEPA, Caltrans, the California Highway Patrol, regional water quality control boards, air quality management districts, and county disaster response offices.

Fresno County of Department of Public Health: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by Cal/EPA to implement the local Unified Program. The CUPA can be a county, city, or joint powers authority. The Fresno County Department of Public Health is the certified CUPA for the City of Fresno and vicinity.

City of Fresno General Plan: The Fresno General Plan includes the following policies pertaining to hazards and hazardous materials and have been relevant to this analysis:

> **Objective NS-4:** Minimize the risk of loss of life, injury, serious illness, and damage to property resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous wastes.

Policy NS-4-a. Processing and Storage. Require safe processing and storage of hazardous materials, consistent with the California Building Code and Uniform Fire Code, as adopted by the City.

Policy NS-4-b Coordination. Maintain a close liaison with the Fresno County Environmental Health Department, Cal-EPA Division of Toxics, and the State Office of Emergency Services to assist in developing and maintaining hazardous material business plans, inventory statements, risk management prevention plans, and contingency/emergency response action plans.

Policy NS-4-c Soil and Groundwater Contamination Reports. Require an investigation of potential soil or groundwater contamination whenever justified by past site uses. Require appropriate mitigation as a condition of project approval in the event soil or groundwater contamination is identified or could be encountered during site development.

Policy NS-4-e Compliance with County Program. Require that the production, use, storage, disposal, and transport of hazardous materials conform to the standards and procedures established by the County Division of Environmental Health. Require compliance with the County's Hazardous Waste Generator Program, including the submittal and implementation of a Hazardous Materials Business Plan, when applicable.

Policy NS-4-f Hazardous Materials Facilities. Require facilities that handle hazardous materials or hazardous wastes to be designed, constructed, and operated in accordance with applicable hazardous materials and waste management laws and regulations.

Fresno Municipal Code Section 15-2514 (Fire and Explosive Hazards): Pursuant to Section 15-2514 all activities involving the processing, use, or storage of flammable and explosive materials shall be equipped with adequate safety devices in accordance with the Fire Code and shall be approved by the Fresno Fire Department. In addition, the use, handling, storage, and transportation of hazardous materials shall comply with the provisions of applicable federal and state laws.


Sierra Sky Park
Airport: 2.8 Miles
Teague Elementary
School: .25 Miles
Fresno Chandler
Executive Airport: 5.7 Miles
Legend
Project Site
School
Private
Public
4CREEKS
Distance From Airports and Schools
Ajit Gill Apartments
Date: 11/24/2021
N
1 inch = 10,000 feet

Discussion

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact: Project construction activities may involve the use, storage, and transport of hazardous materials. During construction, the contractor will use fuel trucks to refuel onsite equipment and may use paints and solvents to a limited degree. The storage, transport, and use of these materials will comply with local, state, and federal regulatory requirements. There is the potential for small leaks due to refueling of construction equipment, however standard construction BMPs included in the SWPPP will reduce the potential for the release of construction related fuels and other hazardous materials by controlling runoff from the site and requiring proper disposal or recycling of hazardous materials. Hazardous materials associated with Project operations are those of typical residential uses such as cleaning supplies, HVAC equipment, etc. It is not expected that the Project would routinely transport use, or dispose, of hazardous materials other than those typical of residential uses that would not be a significant hazard to the public. The impact is *less than significant.*

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact: There is no reasonably foreseeable condition or incident involving the project that could result in release of hazardous materials into the environment, other than any potential accidental releases of standard fuels, solvents, or chemicals encountered during typical construction of a residential subdivision. Should an accidental hazardous release occur or should the project encounter hazardous soils, existing regulations for handling hazardous materials require coordination with the DTSC for an appropriate plan of action, which can include studies or testing to determine the nature and extent of contamination, as well as handling and proper disposal. Therefore, potential impacts are considered to be *less than significant*.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant Impact: The project is located approximately ¼ mile from an existing elementary school. The project does not involve the use or storage of hazardous substances other than small amounts of pesticides, fertilizers, and cleaning agents required for normal maintenance of structures and landscaping. The project would not emit hazardous emissions or involve the handling of acutely hazardous materials or waste. Therefore, impacts would be *less than significant*.

d) Would the project 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?

No Impact: The project site is not listed as a hazardous materials site pursuant to Government Code Section 65962.5 and is not included on a list compiled by the DTSC. There would be *no impact.*

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 Impact: The proposed project is located approximately 2.8 miles south of the nearest public airport (Sierra Sky Park Airport) and is not located in an airport land use plan. Implementation of the proposed project would not result in a safety hazard for people residing or working in the project area. There is *no impact.*

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact: The City's design and environmental review procedures shall ensure compliance with emergency response and evacuation plans. In addition, the site plan will be reviewed by the Fire Department per standard City procedure to ensure consistency with emergency response and evacuation needs. Therefore, the proposed project would have *a less than significant impact* on emergency evacuation.

g) Would the project expose people or structures, either directly or indirectly, to significant risk of loss, injury or death involving wildland fires?

No Impact: The land surrounding the project site is developed with urban uses and is not considered to be wildlands. Additionally, the 2018 HMP finds that fire hazards within the City of Fresno, including the proposed project site, have low frequency, limited extent, limited magnitude, and low significance. The proposed project would not expose people or structures to significant risk of loss, injury or death involving wildland fires and there is *no impact.*

In conclusion, the Project will not result in any hazard impacts beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

X. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise sustainably degrade surface or ground water quality?	☐	☑	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☑	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would:				
(i) result in substantial erosion or siltation on- or off-site?	☐	☑	☐	☐
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	☐	☑	☐	☐
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☑	☐	☐
(iv) impede or redirect flood flows?	☐	☑	☐	☐
d) In flood hazard, tsunami, or seiche zones risk the release of pollutants due to project inundation?	☐	☐	☐	☑
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater movement plan?	☐	☑	☐	☐

Environmental Setting

Surface Water: The San Joaquin River is the City of Fresno's primary surface water feature. It is 366 miles long and is located approximately 3.5 miles north of the proposed project site. The San Joaquin River travels through the San Joaquin Valley from the San Francisco Bay to the Sierra Nevada Mountain. The river's surface water has a variety of uses, such as municipal and domestic water supply, wildlife habitat, migration and spawning grounds, as well as for recreational, agricultural, and industrial uses.

Groundwater: The San Joaquin Valley Groundwater Basin is comprised of six subbasins. The City of Fresno is located within the Kings River Subbasin, which spans across 1,530 square miles. Subsurface recharge occurs through movement of groundwater from external sources, such as the Sierra Nevada Mountain Ranges. Subsurface water tends to flow from areas with a higher groundwater table into areas with lower groundwater tables because the groundwater table surrounding the City is higher than inside Fresno itself. Although groundwater levels have declined an average of 1.5 feet since 1990, the City of Fresno estimates

that by 2025, groundwater operations would be balanced, and subsurface courses would not be directed into the City.

Stormwater Drainage: The Fresno Metropolitan Flood Control District (FMFCD) plans, implements, operates, and maintains storm drainage facilities within the Fresno-Clovis metropolitan area. Storm water facilities consist of pipelines, storm drain inlets, retention basins, stormwater pump stations, and urban detention (water quality) basins. The project site will be within the FMFCD service area, and the proposed project will eventually connect to the City's municipal drainage system.

Recycled Water: The City of Fresno has the capacity to produce up to five million gallons per day of tertiary treated recycled water. This water is used for the irrigation of agriculture, parks, and cemeteries.

Regulatory Setting

Clean Water Act: The Clean Water Act (CWA) is enforced by the U.S. EPA and was developed in 1972 to regulate discharges of pollutants into the waters of the United States. The Act made it unlawful to discharge any pollutant from a point source into navigable waters unless a National Pollution Discharge Elimination System (NPDES) Permit is obtained.

National Flood Insurance Act: The Federal Emergency Management Agency (FEMA) is tasked with responding to, planning for, recovering from, and mitigating against disasters. The Federal Insurance and Mitigation Administration within FEMA is responsible for administering the National Flood Insurance Program (NFIP) and administering programs that aid with mitigating future damages from natural hazards.

California Water Quality Porter-Cologne Act: California's primary statute leading water quality and water pollution concerns with respect to both surface waters and groundwater is the Porter-Cologne Water Quality Control Act of 1970 (Porter-Cologne Act). The Porter-Cologne Act grants the State Water Resource Control Board (SWRCB) and each of the nine RWQCB power to protect water quality and further develop the Clean Water Act within California. The applicable RWQCB for the proposed project is the Central Valley RWQCB.

Central Valley RWQCB: The proposed project site is within the jurisdiction of the Central Valley RWQCB. The Central Valley RWQCB requires a NPDES Permit and SWPPP for projects disturbing more than one acre of total land area. Because the project is greater than one acre, a NPDES Permit and SWPPP will be required.

2012 Kings Basin Integrated Regional Water Management Plan: The proposed project site is within the Kings Basin Integrated Regional Water Management Planning (IRWMP) area. The plan identifies the following goals and objectives to guide regional water management.

Regional Goals:

1. Halt, and ultimately reverse, the current overdraft and provide for sustainable management of surface and groundwater
2. Increase the water supply reliability, enhance operational flexibility, and reduce system constraints
3. Improve and protect water quality

4. Provide additional flood protection
5. Protect and enhance aquatic ecosystems and wildlife habitat.

Regional Objectives:

1. Increase amount of groundwater in storage with intent to eliminate the groundwater overdraft in 20 years.
2. Identify opportunities and Projects.
3. Identify DAC priority needs and promote/support solutions to DAC water issues.
4. Increase average annual supply and reduce demand.
5. Increase dry year supply.
6. Increase regional conveyance capacity.
7. Compile baseline water quality data for ground & surface water.
8. Encourage Best Management Practices, policies & education that protect water quality.
9. Identify sources of water quality problems & promote/support solutions to improve water quality.
10. Increase surface storage.
11. Sustain the Kings River Fisheries Management Program.
12. Pursue opportunities to incorporate habitat benefits into projects.
13. Increase public awareness of IRWM Efforts.
14. Involve local water districts and land use agencies in generating and confirming the current and future water needs to ensure compatibility and consistency with land use and water supply plans.
15. Comply with SBx7-7.

City of Fresno General Plan: The City of Fresno General Plan contains the following flood control and water use policies that are potentially applicable to the proposed project:

Objective NS-3: Minimize the risks to property, life, and the environment due to flooding and stormwater runoff hazards.

Policy NS-3-b. Curb and Gutter Installation. Coordinate with FMFCD to install curbing, gutters, and other drainage facilities with priority to existing neighborhoods with the greatest deficiencies and consistent with the Storm Drainage and Flood Control Master Plan.

Policy NS-3-c. Dual Use Facilities. Support multiple uses of flood control and drainage facilities as follows:

- Use, wherever practical, FMFCD facilities for groundwater management and recharge; and
- Promote recreational development of ponding basin facilities located within or near residential areas, compatible with the stormwater and groundwater recharge functions.

Policy NS-3-h. Runoff Controls. Implement grading regulations and related development policies that protect area residents from flooding caused by urban runoff produced from events that exceed the capacity of the Storm Drainage and Flood Control Master Plan system of facilities. Place all structures and/or flood-proofing in a manner that does not cause floodwaters to be diverted onto adjacent property, increase flood hazards to other property, or otherwise adversely affect other property.

Policy NS-3-i. New Development Must Mitigate Impact. Require new development to not significantly impact the existing storm drainage and flood control system by imposing conditions of approval as project mitigation, as authorized by law. As part of this process, closely coordinate and consult with the FMFCD to identify appropriate conditions that will result in mitigation acceptable and preferred by FMFCD for each project.

Objective PU-8: Manage and develop the City's water facilities on a strategic timeline basis that recognizes the long life cycle of the assets and the duration of the resources, to ensure a safe, economical, and reliable water supply for existing customers and planned urban development and economic diversification.

Policy PU-8-g. Review Project Impact on Supply. Mitigate the effects of development and capital improvement projects on the long-range water budget to ensure an adequate water supply for current and future uses.

Objective RC-7: Promote water conservation through standards, incentives and capital investments.

Policy RC-7-c. Best Practices for Conservation. Require all City Facilities and all new private development to follow U.S. Bureau of Reclamation Best Management Practices for water conservation, as warranted and appropriate.

Discussion

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant with Mitigation Incorporated: The project will result in less than significant impacts to water quality due to potentially polluted runoff generated during construction activities. Construction may include excavation, grading, and other earthwork across most of the 4.77-acre project site. During storm events, exposed construction areas across the project site may cause runoff to carry pollutants, such a chemicals, oils, sediment, and debris. Implementation of a SWPPP will be required for the project. A SWPPP identifies all potential sources of pollution that could affect stormwater discharges from the project site and identifies BMPs related to stormwater runoff.

During operation, the long-term operation and maintenance of post-construction stormwater controls will be documented in the Project's Development Maintenance Manual. The improvements to be constructed for stormwater control include concrete curbs and gutter per City of Fresno standards. The manual shall require that stormwater BMP devices be inspected, cleaned and maintained in accordance with the manufacturer's maintenance conditions. Other maintenance items include:

- Devices shall be cleaned prior to the onset of the rainy season (i.e., mid-October) and immediately after the end of the rainy season (i.e., mid- May);
- All devices be checked after major storm events;
- Runoff shall be directed away from trash and loading dock areas;
- Bins shall be lined or otherwise constructed to reduce leaking of liquid wastes;
- Trash areas shall be screened or walled to minimize offsite transport of trash; and

- Impervious berms, trench catch basin, drop inlets, or overflow containment structures nearby docks and trash areas shall be installed to minimize the potential for leaks, spills or wash down water to enter the drainage system.

With PEIR mitigation measures incorporated (HYD-3.1 through HYD-3.4), the Project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality impacts beyond those analyzed in the City of Fresno PEIR. Therefore, Project impacts are considered to be *less than significant with mitigation incorporation.*

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

Less than Significant Impact with Mitigation Incorporated: Water services will be provided by the City of Fresno upon development. The City has 272 active wells, which pump an average of 146 million gallons of water per day (MGD). According to City's 2015 Urban Water Management Plan (UWMP), the projected water supply for Fresno in year 2025 is 329,030 AFY, which is comprised of both groundwater, surface water, and recycled water.

Using average per-person water use in the State of California (85 gallons; California Legislative Analyst's Office, 2017) and the average household size in the City of Fresno (3.20 persons; US Census Bureau), water demand for the proposed 96-unit residential development is estimated to be approximately 26,112 gallons of water daily, or 35.1 acre feet per year. The most water-intensive aspect of the Project (the medium density residences) is consistent with the City's General Plan land use designation. As such, the Project would not affect groundwater supplies in the Kings River Sub-basin beyond what has already been analyzed in the most current General Plan EIR.

The project would result in nearly full development of the site, which would convert approximately 4.77 acres from pervious surfaces to impervious surfaces. However, this would not significantly interfere with groundwater recharge because all stormwater would be collected and diverted to an existing basin located directly north of the project site for groundwater recharge.

The proposed Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The Project will not conflict with the implementation of a water quality control plan or sustainable groundwater management. With implementation of applicable PEIR mitigation measures HYD-3.1 through HYD-3.4 and UTL 1.1.1 and UTL 1.2.1, the proposed Project would not obstruct implementation of a water quality control plan or sustainable groundwater management plan beyond those analyzed in the City of Fresno PEIR. The impact is *less than significant with mitigation incorporated.*

c) Would the project 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?

Less than Significant with Mitigation Incorporated: The Project will result in the increase of impervious surfaces, which could result in substantial erosion or siltation on- or off-site. However, during construction, substantial erosion or siltation on- or off-site will be minimized with BMPs identified in the SWPPP.

During operation, substantial erosion or siltation on- or off-site will be minimized by properly maintaining post-construction BMPs identified in the drainage plan and Development Maintenance Manual. The Project would comply with applicable City development standards and codes. Therefore, the Project would have a less than significant impact on drainage patterns or cause substantial erosion or siltation on or off the site. With implementation of applicable PEIR mitigation measures HYD-3.1 through HYD-3.4, the Project will not substantially result in substantial erosion or siltation on or offsite beyond those analyzed in the City of Fresno PEIR. The impact would be *less than significant with mitigation incorporation.*

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less than Significant with Mitigation Incorporated: The Project will result in the increase of impervious surfaces, which will increase the amount of surface runoff that could result in flooding on- or off-site. However, during construction, the rate or amount of surface runoff will be minimized with temporary BMPs identified in the SWPPP to prevent flooding on- or offsite. During operation, the rate or amount of surface runoff will be minimized with permanent post-construction BMPs identified in the drainage plan and Development Maintenance Manual to minimize flooding on- or off-site. The Project would comply with applicable City development standards and codes. Therefore, the Project would have a less than significant impact on drainage patterns or cause substantial erosion or siltation on or off the site. With implementation of applicable PEIR mitigation measures HYD-3.1 through HYD-3.4, the Project will not substantially result in substantial erosion or siltation on or offsite beyond those analyzed in the City of Fresno PEIR. The impact would be *less than significant with mitigation incorporation.*

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?

Less than Significant with Mitigation Incorporated: The proposed project would result in the addition of impervious surfaces and alter existing drainage patterns on the 4.77-acre project site which would have the potential to impact existing stormwater drainage systems or provide additional sources of polluted runoff. The disturbance of soils during construction could cause erosion, resulting in temporary construction impacts. However, this impact would be appropriately mitigated through implementation of a SWPPP which include mandated erosion control measures, which are developed to prevent significant impacts related to erosion caused by runoff during construction. During project operations, the proposed impervious surfaces, including roads, building pads, and parking areas, would collect automobile derived pollutants such as oils, greases, rubber and heavy metals. This could contribute to point source and non-point source pollution if these pollutants were transported into waterways during storm events. The Project proponent will be required to prepare drainage plans and a Development Maintenance Manual to ensure that the project would not overwhelm existing or planned stormwater drainage systems or result in discharges of polluted runoff into local waterways. HYD-3.1 through HYD 3.4 in the City of Fresno PEIR requires projects to implement measures aimed

toward reducing impacts on the capacity of existing or planned SDFCMP collection systems and to coordinate with FCMFCD. The impact is *less than significant with implementation of these mitigation measures.*

iv. Impede or redirect flood flows?

Less than Significant with Mitigation Incorporated: The Project will result in the increase of impervious surfaces, which could contribute to flows being impeded or redirected, especially to the basin located next to the project site. However, during construction, runoff flows will be minimized with temporary BMPs identified in the SWPPP to prevent any impediment or redirection of flood flows. During operation, runoff flows will be minimized with permanent post-construction BMPs identified in the drainage plan and Development Maintenance Manual to prevent any impediment or redirection of flood flows. In addition, drainage plans will be submitted to the City Engineer prior to the issuance of grading permits.

With implementation of applicable PEIR mitigation measures HYD-3.1 through HYD3.4, the proposed Project would not direct flood flows beyond those analyzed in the City of Fresno PEIR. Therefore, Project impacts are considered to be *less than significant with mitigation incorporation.*

d) Would the project, in flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

No Impact: The proposed project is located inland and not near an ocean or large body of water, therefore, would not be affected by a tsunami. The proposed project is located in a relatively flat area and would not be impacted by inundation related to mudflow. Since the project is located in an area that is not susceptible to inundation, the project would not risk release of pollutants due to project inundation. As such, there is *no impact.*

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant with Mitigation Incorporated: The project would not conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. The proposed project is consistent with the City of Fresno UWMP and the Kings Basin IRWMP. The project will comply with all applicable rules and regulations regarding water quality and groundwater management and will implement PEIR Mitigation Measures HYD-3.1 through HYD-3.4 and UTL-1.1.1 and UTL-1.2.1. The impact is *less than significant with mitigation incorporation.*

Mitigation Measures

Mitigation Measure HYD-3.1: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned SDFCMP collection systems:

- Coordinate with FMFCD to implement the existing Storm Drainage and Flood Control Master Plan (SDFCMP) for collection systems in drainage areas where the amount of imperviousness is unaffected by the change in land uses.

- Coordinate with FMFCD to update the SDFCMP in those drainage areas where the amount of imperviousness increased due to the change in land uses to determine the changes in the collection systems that would need to occur to provide adequate capacity for the stormwater runoff from the increased imperviousness.
- As development is proposed, implement current SDFCMP to provide stormwater collection systems that have sufficient capacity to convey the peak runoff rates from the areas of increased imperviousness.
- Require developments that increase site imperviousness to install, operate, and maintain FMFCD approved on-site detention systems to reduce the peak runoff rates resulting from the increased imperviousness to the peak runoff rates that will not exceed the capacity of the existing stormwater collection systems.

Mitigation Measure HYD-3.2: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned SDFCMP retention basins: Prior to approval of development projects, coordinate with FMFCD to analyze the impacts to existing and planned retention basins to determine remedial measures required to reduce the impact on retention basin capacity to less than significant. Remedial measures would include:

- Increase the size of the retention basin through the purchase of more land or deepening the basin, or a combination for planned retention basins.
- Require developments that increase runoff volume to install, operate, and maintain Low Impact Development (LID) measures to reduce runoff volume to the runoff volume that will not exceed the capacity of the existing retention basins.

Mitigation Measure HYD-3.3: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned SDFCMP urban detention (stormwater quality) basins: Prior to approval of development projects, coordinate with FMFCD to determine the impacts to the urban detention basin weir overflow rates and determine remedial measures required to reduce the impact on the detention basin capacity to less than significant. Remedial measures would include:

- Modify overflow weir to maintain the suspended solids removal rates adopted by the FMFCD Board of Directors.
- Increase the size of the urban detention basin to increase residence time by purchasing more land. The existing detention basins are already at the adopted design depth.
- Require developments that increase runoff volume to install, operate, and maintain Low Impact Development (LID) measures to reduce peak runoff rates and runoff volume to the runoff rates and volumes that will not exceed the weir overflow rates of the existing urban detention basins.

Mitigation Measure HYD-3.4: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned SDFCMP pump disposal systems:

- Prior to approval of development projects, coordinate with FMFCD to determine the extent and degree to which the capacity of the existing pump system will be exceeded.
- Require new developments to install operate, and maintain on-site detention facilities, consistent with FMFCD design standards, to reduce peak stormwater runoff rates to existing planned peak runoff rates.

- Provide additional pump system capacity to the maximum allowed by existing permitting to increase the capacity to match or exceed the peak runoff rates determined by the SDFCMP.

Mitigation Measure UTL-1.1.1: The City shall evaluate the water conveyance system and, at the time that discretionary projects are submitted for approval by the City, the City shall not approve development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be evaluated for potential environmental impacts and constructed by the City by approximately 2025.

- Construct 65 new groundwater wells, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.
- Construct a 2.0 million gallon potable water reservoir (Reservoir T2) near the intersection of Clovis and California Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.
- Construct a 4.0 million gallon potable water reservoir (Reservoir T5) near the intersection of Ashlan and Chestnut Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.
- Construct a 4.0 million gallon potable water reservoir (Reservoir T6) near the intersection of Ashlan Avenue and Highway 99, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.
- Construct 50.3 miles of regional water transmission mains ranging in size from 24-inch to 48-inch, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.
- Construct 95.9 miles of 16-inch transmission grid mains in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.

Prior to initiating construction of any of the capacity improvement projects identified above, the City shall conduct appropriate environmental analyses for each project to determine whether environmental impacts would occur.

Mitigation Measure UTL-1.2.1: The City shall evaluate the water supply system at the time discretionary projects are submitted and shall not approve development that would demand additional water until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be evaluated for potential environmental impacts and constructed by the City.

- Construct an approximately 30 mgd expansion of the existing northeast surface water treatment facility for a total capacity of 60 mgd, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.
- Construct an approximately 20 mgd surface water treatment facility in the southwest portion of the City, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 25,000 AF/year recycled water facility as an expansion to the RWRF in accordance with the January 2014 City of Fresno Metropolitan Water Resources Management Plan. This improvement is required after the year 2025.

In conclusion, the Project will not result in any hazard impacts beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

XI. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☑
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☑

Environmental Setting

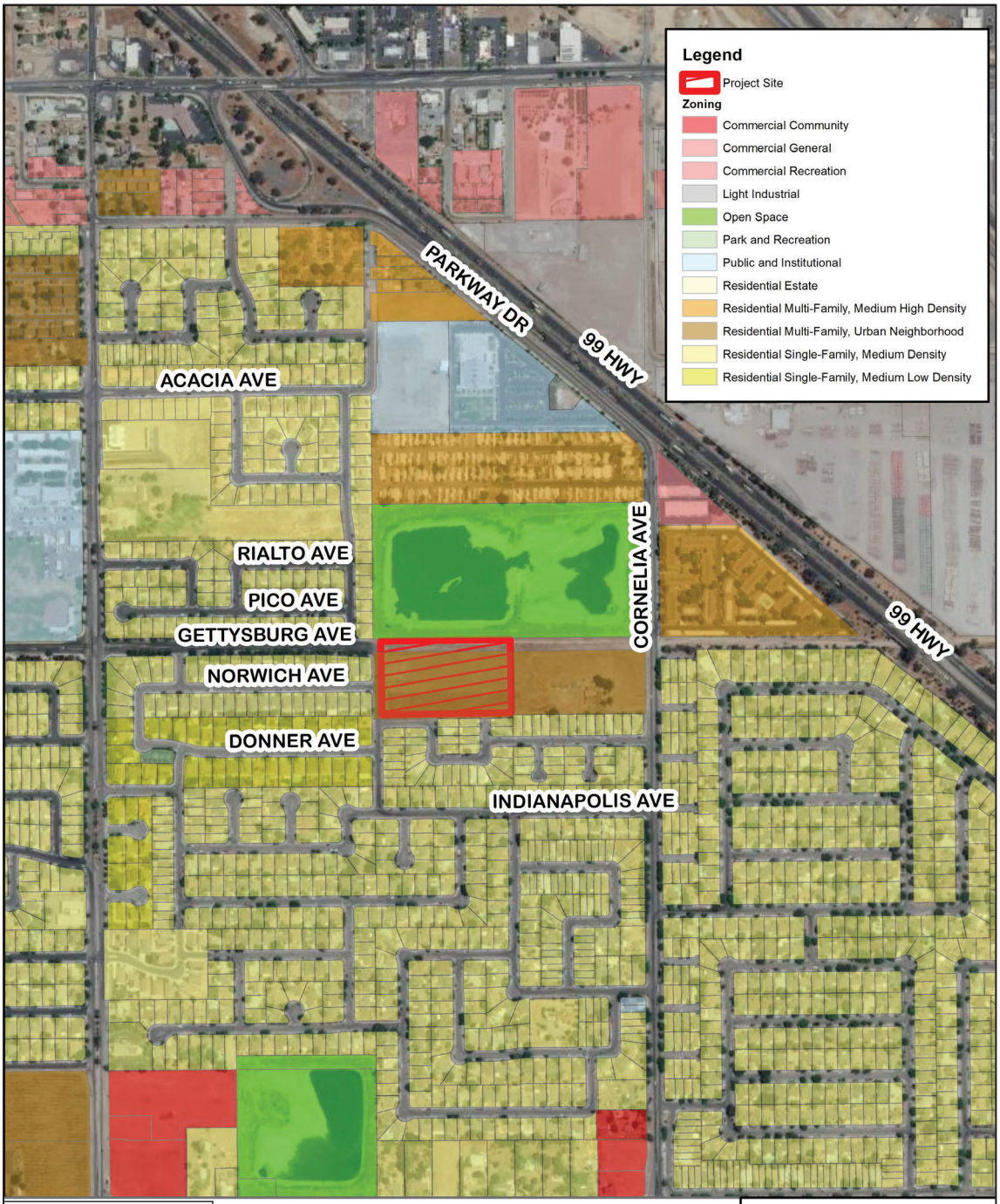
The proposed project site is located within the City of Fresno, approximately 6.5 miles north-west of the Downtown Core. The project site is designated as RM-2 by the City of Fresno Zoning Code and as Medium High Density Residential by the City of Fresno General Plan. No zone changes or general plan amendments are proposed for the site.

The project site is currently vacant. The site is topographically flat and is bounded by single-family residential development to the south, west and east, and a stormwater basin to the north.

Regulatory Setting

City of Fresno General Plan. The proposed project site is designated as Medium High Density Residential by the City of Fresno General Plan.

City of Fresno Zoning Ordinance: The proposed project site is designated as RM-2 by the City of Fresno Zoning Ordinance. This zoning designation applies to residential housing types in urban neighborhoods.


Legend
Project Site
Zoning
Commercial Community
Commercial General
Commercial Recreation
Light Industrial
Open Space
Park and Recreation
Public and Institutional
Residential Estate
Residential Multi-Family, Medium High Density
Residential Multi-Family, Urban Neighborhood
Residential Single-Family, Medium Density
Residential Single-Family, Medium Low Density
PARKWAY DR
99 HWY
ACACIA AVE
CORNELIA AVE
RIALTO AVE
PICO AVE
GETTYSBURG AVE
NORWICH AVE
DONNER AVE
INDIANAPOLIS AVE
99 HWY
4CREEKS
Zoning Map
Ajit Gill Apartments
Date: 11/24/2021
N
1 inch = 1,000 feet

Discussion

a) Would the project physically divide an established community?

No Impact: The proposed project will not physically divide an established community. The proposed project site is designated for multi-family residential use under both the City's General Plan and Zoning Code and would continue to operate as apartments following project implementation. There is *no impact.*

b) Would the project 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?

No Impact: The project site is located on land designated for residential use. The proposed project does not conflict with this land use or any other policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. There is *no impact.*

In conclusion, the Project will not result in any land use impacts beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

XII. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☑
b) Result in the loss of availability of a locally - important mineral resource recovery site delineated on a local general plan, specific plan or other lands use plan?	☐	☐	☐	☑

Environmental Setting

The San Joaquin Valley has been a leading producer of minerals because of the abundance and wide variety of mineral resources that are present in the Central Valley. Extracted resources include aggregate products (sand and gravel), fossil fuels (oil and coal), metals (gold, copper, mercury, and tungsten), and other minerals used in construction or industrial applications (high-grade clay, asbestos, diatomite, gypsum, granite, etc.).

Most of these mines are now closed – leaving only 23 active mining claims within the County of Fresno. According to the California Department of Conservation, CGS's Surface Mining and Reclamation Act (SMARA) Mineral Lands Classification (MLC) data portal, the nearest mineral resource areas to the city of Fresno are in the San Joaquin and Kings River areas which are classified as Mineral Resource Zone (MRZ)-2.

Regulatory Setting

California State Surface Mining and Reclamation Act: The California State Surface Mining and Reclamation Act was adopted in 1975 to regulate surface mining to prevent adverse environmental impacts and to preserve the state's mineral resources. The Act is enforced by the California Department of Conservation's Division of Mine Reclamation.

City of Fresno Surface Mining and Reclamation Ordinance: The Surface Mining and Reclamation Ordinance was created in accordance with the State's Surface Mining and Reclamation Act to ensure that mineral resources are recovered efficiently and safely, with minimal disruption to surrounding land uses and environmental values, and that sites are reclaimed to a usable condition which is readily adaptable for alternative land uses.

Discussion

a) Would the project 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 Impact: According to the CGS's Surface Mining and Reclamation Act (SMARA) Mineral Lands Classification (MLC) data portal, the project site is not located in an area designated for mineral resource preservation or recovery. The site has no known mineral resources that would be of a value to the region and the residents of the state, therefore the proposed project would not result in the loss of impede the mining of regionally or locally important mineral resources. There is *no impact.*

b) Would the project result in the loss of availability of a locally - important mineral resource recovery site delineated on a local general plan, specific plan or other lands use plan?

No Impact: As stated above, the CGS's Surface Mining and Reclamation Act (SMARA) Mineral Lands Classification (MLC) data portal does not identify any known mineral resources of importance to the region and the project site is not designated under the City's or County's General Plan as an important mineral resource recovery site. For that reason, the proposed project would not result in the loss of availability of known regionally or locally important mineral resources. There is *no impact.*

In conclusion, the Project will not result in any impacts to mineral resources beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

XIII. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permeant 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 ground-borne vibration or groundborne noise levels?	☐	☐	☑	☐
c) For a project located within the vicinity of a private airstrip or, an airport land use plan or, where such a plan has not been adopted, within two miles of public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☑

Environmental Setting

Noise is often described as unwanted sound and consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, or sleep. Sound is the variation in air pressure that the human ear can
detect. If the pressure variations occur at least 20 times per second, they can be detected by the human ear. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second, called Hertz (Hz).

Ambient noise is the "background" noise of an environment. Ambient noise levels on the proposed project site are primarily due to agricultural activities and traffic. Construction activities usually result in an increase in sound above ambient noise levels.

Regulatory Setting

City of Fresno General Plan: The City of Fresno General Plan Noise Element provides noise level criteria for land use compatibility for both transportation and non-transportation noise sources. The General Plan sets noise compatibility standards for transportation noise sources in terms of the Day-Night Average Level (Ldn). The Ldn represents the time-weighted energy average noise level for a 24- hour day, with a 10 dB penalty added to noise levels occurring during the nighttime hours (10:00 p.m.-7:00 a.m.). The Ldn represents cumulative exposure to noise over an extended period of time and are therefore calculated based upon *annual average* conditions. Table I provides the General Plan noise level standards for transportation noise sources.

Noise-Sensitive Land Use	Outdoor Activity Areas[1]	Interior Spaces	
	Ldn/CNEL, dB	Ldn/CNEL, dB	Leq dB[2]
Residential	65	45	---
Transient Lodging	65	45	---
Hospitals, Nursing Homes	65	45	---
Theaters, Auditoriums, Music Halls	---	---	35
Churches, Meeting Halls	65	---	45
Office Buildings	---	---	45
Schools, Libraries, Museums.	---	---	45

1. Where the location of the outdoor activity areas is unknown or is not applicable, the exterior noise level standard shall be applied to the property line of the receiving land use.
2. As determined for a typical worst-case hour during periods of use.

Table 3-11. CITY OF FRESNO GENERAL PLAN NOISE LEVEL STANDARDS TRANSPORTATION (NON-AIRCRAFT) NOISE SOURCES

The City of Fresno General Plan addresses noise and vibration standard within the Noise and Safety Element. The following noise related policies are applicable to the proposed project:

Objective NS-1: Protect the citizens of the City from the harmful and annoying effects of exposure to excessive noise.

Policy NS-1-a: Desirable and Generally Acceptable Exterior Noise Environment. Establish 65 dBA L_{dn} or CNEL as the standard for the desirable maximum average exterior noise levels for defined usable exterior areas of residential and noise-sensitive uses for noise, but designate 60 dBA L_{dn} or CNEL (measured at the property line) for noise generated by stationary sources impinging upon residential and noise- sensitive uses. Maintain 65 dBA L_{dn} or CNEL as the maximum average exterior noise levels for non-sensitive commercial land uses, and maintain 70 dBA L_{dn} or CNEL as maximum average exterior noise level for industrial land uses, both to be measured at the property line of parcels where noise is generated which may impinge on neighboring properties.

Policy NS-1-b: Conditionally Acceptable Exterior Noise Exposure Range. Establish the conditionally acceptable noise exposure level range for residential and other noise sensitive uses to be 65 dB Ldn or require appropriate noise reducing mitigation measures as determined by a site specific acoustical analysis to comply with the desirable and conditionally acceptable exterior noise level and the required interior noise level standards set in Table 9-2.

Policy NS-1-f: Performance Standards. Implement performance standards for noise reduction for new residential and noise sensitive uses exposed to exterior community noise levels from transportation sources above 65 dB L_{dn} or CNEL, as shown on Figure NS-3: Future Noise Contours, or as identified by a project-specific acoustical analysis based on the target acceptable noise levels set in Table 9-2 and Policies NS-1-a through NS-1-c. For Table 9-1 and Policy NS-1-c, see Chapter 9: Noise and Safety in the General Plan.

Policy NS-1-g: Noise mitigation measures which help achieve the noise level targets of this plan include, but are not limited to, the following:

- Façades with substantial weight and insulation;
- Installation of sound-rated windows for primary sleeping and activity areas;
- Installation of sound-rated doors for all exterior entries at primary sleeping and activity areas;
- Greater building setbacks and exterior barriers;
- Acoustic baffling of vents for chimneys, attic and gable ends;
- Installation of mechanical ventilation systems that provide fresh air under closed window conditions.

The aforementioned measures are not exhaustive and alternative designs may be approved by the City, provided that a qualified Acoustical Consultant submits information demonstrating that the alternative design(s) will achieve and maintain the specific targets for outdoor activity areas and interior spaces.

Policy NS-1-h: Interior Noise Level Requirement. Comply with the State Code requirement that any new multifamily residential, hotel, or dorm buildings must be designed to incorporate noise reduction measures to meet the 45 dB Ldn interior noise criterion, and apply this standard as well to all new single-family residential and noise sensitive uses.

Policy NS-1-i: ***Mitigation by New Development****. Require an acoustical analysis where new development of industrial, commercial or other noise generating land uses (including transportation facilities such as roadways, railroads, and airports) may result in noise levels that exceed the noise level exposure criteria established by [Table I] and [Table II] to determine impacts, and require developers to mitigate these impacts in conformance with Tables 9-2 and 9-3 as a condition of permit approval through appropriate means.*

Noise mitigation measures may include:

- *The screening of noise sources such as parking and loading facilities, outdoor*
- *activities, and mechanical equipment;*
- *Providing increased setbacks for noise sources from adjacent dwellings;*
- *Installation of walls and landscaping that serve as noise buffers;*
- *Installation of soundproofing materials and double-glazed windows; and*
- *Regulating operations, such as hours of operation, including deliveries and trash pickup.*

Alternative acoustical designs that achieve the prescribed noise level reduction may be approved by the City, provided a qualified Acoustical Consultant submits information demonstrating that the alternative designs will achieve and maintain the specific targets for outdoor activity areas and interior spaces. As a last resort, developers may propose

to construct noise walls along roadways when compatible with aesthetic concerns and neighborhood character. This would be a developer responsibility, with no City funding.

Policy NS-1-j: *Significance Threshold.* *Establish, as a threshold of significance for the City's environmental review process, that a significant increase in ambient noise levels is assumed if the project would increase noise levels in the immediate vicinity by 3 dB Ldn or CNEL or more above the ambient noise limits established in this General Plan Update.*

Commentary: When an increase in noise would result in a "significant" impact (increase of three dBA or more) to residents orbusinesses, then noise mitigation would be required to reduce noise exposure. If the increase in noise is less than three dBA, then the noise impact is considered insignificant and no noise mitigation is needed. By setting a specific threshold of significance in the General Plan, this policy facilitates making a determination of environmental impact, as required by the California Environmental Quality Act. It helps the City determine whether (1) the potential impact of a development project on the noise environment warrants mitigation, or (2) a statement of overriding considerations will be required.

Municipal Code: Section 15-2506 of the City of Fresno Municipal code establishes hourly acoustical performance standards for non-transportation noise sources. During the daytime, the maximum noise level is 70 dBA. The standards are made more restrictive during the nighttime hours of 10:00 p.m. to 7:00 a.m, with the maximum noise level being 60 dBA. Additionally, the municipal code states that when ambient noise levels exceed or equal stated levels, mitigation shall only be required to limit noise to the existing ambient noise levels, plus five (5) dB. Section 15-2506 of the Municipal Code is consistent with Implementing Policy NS-1-I of the Noise Element of the City of Fresno General Plan (adopted 12/18/14).

Daytime (7 a.m.-10 p.m.)		Nighttime (10 p.m.-7 a.m.)	
Leq	Lmax	Leq	Lmax
50	70	45	60

Table 3-12. Non-Transportation Noise Level Standards, Dba City of Fresno Municipal Code, Section 15-2506

Additional guidance is provided in Section 10-102(b) of the City's Municipal Code. Section 10 provides existing ambient noise levels to be applied to various districts, further divided into various hours of the day. Table 3-11 describes the assumed minimum ambient noise levels by district and time. Section 10-102(b) states *"For the purpose of this ordinance, ambient noise level is the level obtained when the noise level is averaged over a period of fifteen minutes, without inclusion of the offending noise, at the location and time of day at which a comparison with the offending noise is to be made. Where the ambient noise level is less than that designated in this section, however, the noise level specified herein shall be deemed to be the ambient noise level for that location".*

District	Time	Sound Level, dB Leq
Residential	10 PM to 7 AM	50
Residential	7 PM to 10 PM	55
Residential	7 AM to 7 PM	60

Table 3-13. Assumed Minimum Ambient Noise Level, dBA, City of Fresno Municipal Code, Section 10-102(B).

Section 10-106 (Prima Facie Violation) States *"Any noise or sound exceeding the ambient noise level at the properly line of any person offended thereby, or, if a condominium or apartment house, within any adjoining living unit, by more than five decibels shall be deemed to prima facie evidence of a violation of Section 8-305."*

For noise sources that are not transportation related, which usually includes commercial or industrial activities and other stationary noise sources (such as amplified music), it is common to assume that a 3-5 dB increase in noise levels represents a substantial increase in ambient noise levels. This is based on laboratory tests that indicate that a 3 dB increase is the minimum change perceptible to most people, and a 5 dB increase is perceived as a "definitely noticeable change."

For definitions of acoustical terminology, see the Noise Study in Appendix D. Unless otherwise stated, all sound levels reported in this analysis are A-weighted sound pressure levels in decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighted sound levels, as they correlate well with public reaction to noise. Appendix D provides typical A-weighted sound levels for common noise sources.

Discussion

a) Would the project result in generation of a substantial temporary or permeant 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?

Less than Significant Impact:
The 2020 City of Fresno General Plan Update and associated PEIR provides noise level criteria for land use compatibility for both transportation and non-transportation noise sources. The General Plan sets noise compatibility standards for transportation noise sources in terms of the Day-Night Average Level (Ldn). The Ldn represents the time-weighted energy average noise level for a 24-hour day, with a 10-dB penalty added to noise levels occurring during the nighttime hours (10:00 p.m.-7:00 a.m.). The Ldn represents cumulative exposure to noise over an extended period of time and is therefore calculated based upon annual average conditions.

Implementing Policy NS-1-h of the Noise Element requires that interior noise levels attributable to exterior transportation noise sources not exceed 45 dB Ldn. The intent of the interior noise level standard is to provide an acceptable noise environment for indoor communication and sleep.

Construction

Project construction is anticipated to last approximately 18 months and will involve temporary noise sources from vehicles traveling to and from the site, and mechanical equipment. However, Section 10-109 of the Fresno Municipal Code states that noise regulations established by the Fresno Municipal Code shall not apply to construction, repair or remodeling work accomplished pursuant to a building, electrical, plumbing, mechanical, or other construction permit issued by the city or other governmental agency, or to site preparation and grading, provided such work takes place between the hours of 7:00 a.m. and 10:00 p.m. on any day except Sunday. Therefore, construction of the proposed project would be consistent with City of Fresno noise regulations as long as construction activities only take place on Monday-Saturday between the hours of 7:00 a.m. and 10:00 p.m. Because

the proposed project will not involve construction outside of these hours, impacts related to noise generated during project construction are considered *less than significant.*

Traffic Noise Exposure - Operation

Noise exposure from traffic on N. Cordelia Avenue and W. Gettysburg Avenue was calculated for existing (N. Cordelia Avenue only) and future (2035) conditions using the FHWA Traffic Noise Model and traffic data obtained from Fresno COG. A description of the noise model, applied data, methodology and findings is provided below.

WJVA utilized the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108). The FHWA Model is a standard analytical method used for roadway traffic noise calculations. The model is based upon reference energy emission levels for automobiles, medium trucks (2 axles) and heavy trucks (3 or more axles), with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly Leq values for free-flowing traffic conditions, and is generally considered to be accurate within ±1.5 dB. To predict Ldn values, it is necessary to determine the hourly distribution of traffic for a typical day and adjust the traffic volume input data to yield an equivalent hourly traffic volume.

Noise level measurements and concurrent traffic counts were conducted by WJVA staff along N. Cordelia Avenue, near the project site on November 24, 2021. The purpose of the measurement was to evaluate the accuracy of the FHWA Model in describing traffic noise exposure within the project site. The traffic noise measurement site was located at a distance of approximately 50 feet from the centerline of N. Cordelia. The speed limit was assumed to be 40 mph (miles per hour). The project vicinity and noise monitoring site location are provided as Figure 2 of Appendix D.

Noise monitoring equipment consisted of Larson-Davis Laboratories Model LDL-820 sound level analyzer equipped with a B&K Type 4176 1/2" microphone. The equipment complies with the specifications of the American National Standards Institute (ANSI) for Type I (Precision) sound level meters. The meter was calibrated in the field prior to use with a B&K Type 4230 acoustic calibrator to ensure the accuracy of the measurements. The microphone was located on a tripod at 5 feet above the ground. The project site presently consists of undeveloped land and a portion is currently used for industrial purposes.

Noise measurements were conducted in terms of the equivalent energy sound level (Leq). Measured Leq values were compared to Leq values calculated (predicted) by the FHWA Model using as inputs the traffic volumes, truck mix and vehicle speed observed during the noise measurements. The results of the comparison are shown in Table 3-14.

From Table 3-14 it may be determined that the traffic noise levels predicted by the FHWA Model were 0.7 dB lower than those measured for the conditions observed at the time of the noise measurements for N. Cordelia Avenue. This is considered to be excellent agreement with the model and therefore no adjustments to the model are necessary.

	N Cordelia Avenue
Measurement Start Time	3:15 p.m.

Observed # Autos/Hr.	180
Observed # Medium Trucks/Hr.	4
Observed # Heavy Trucks/Hr.	0
Observed Speed (MPH)	40
Distance, ft. (from center of roadway)	50
Leq, dBA (Measured)	58.7
Leq, dBA (Predicted)	58
Difference between Predicted and Measured Leq, dBA	-0.7
Note: FHWA "soft" site assumed for calculations. Source: WJV Acoustics, Inc.	

Table 3-13. Comparison Of Measured And Predicted (FHWA Model) Noise Levels Ajit Gill Apartments, Fresno

Annual Average Daily Traffic (AADT) data for N. Cordelia and W. Gettysburg (future alignment) in the project vicinity was obtained from Fresno COG. Truck percentages and the day/night distribution of traffic were estimated by WJVA, based upon previous studies conducted in the project vicinity since project-specific data were not available from government sources. A speed limit of 40 mph was assumed for N. Cordelia and a speed limit of 30 mph was assumed for W. Gettysburg Avenue. Table V summarizes annual average traffic data used to model noise exposure within the project site.

	N. Cordelia Avenue		W. Gettysburg Avenue
	Existing	2035	2035
Annual Avenue Daily Traffic (AADT)	3,558	3,754	992
Day/Night Split (%)	90/10		
Assumed Vehicle Speed (mph)	40		30
% Medium Trucks (% AADT)	2		
% Heavy Trucks (% AADT)	1		

Table 3-14. Traffic Noise Modeling Assumptions Ajit Gill Apartments, Fresno

Using data from Table 3-14, the FHWA Model, annual average traffic noise exposure was calculated for the closest proposed backyards from N. Cordelia Avenue and W. Gettysburg Avenue. Table 3-15 provides the noise exposure levels for E. Dakota Avenue, at the closest proposed residential lots to the roadway.

Roadway	Existing Conditions	2035 Conditions
N. Cordelia Avenue	43.9	44.1
W. Gettysburg Avenue	---	51.0

Table 3-15. Modeled Traffic Noise Levels At Closest Roadway Setbacks, Db, Ldn Ajit Gill Apartments, Fresno

Reference to Table 3-15 indicates that the traffic noise exposure at the closest proposed setbacks to N. Cordelia Avenue and W. Gettysburg Avenue would be approximately 44 dB Ldn and 51 dB Ldn, respectively. Such noise exposure levels do not exceed the City's 65 dB Ldn exterior noise level standard, and mitigation is not required for project compliance with the applicable City of Fresno exterior noise level standards.

Interior Noise Exposure

The City of Fresno interior noise level standard is 45 dB Ldn. The worst-case noise exposure within the proposed residential development would be approximately 51 dB Ldn. This means that the proposed residential construction must be capable of providing a minimum outdoor-to-indoor noise level reduction (NLR) of approximately 6 dB (51-45=6).

A specific analysis of interior noise levels was not performed. However, it may be assumed that residential construction methods complying with current building code requirements will reduce exterior noise levels by approximately 25 dB if windows and doors are closed. This will be sufficient for compliance with the City's 45 dB Ldn interior standard at all proposed residential buildings. Requiring that it be possible for windows and doors to remain closed for sound insulation means that air conditioning or mechanical ventilation will be required.

Conclusion

The proposed 96-unit multi-family residential development will comply with all City of Fresno exterior and interior noise level standards, without the need for the inclusion of mitigation measures, provided that air conditioning or mechanical ventilation is incorporated into final project design, so that doors and windows can remain closed for noise insulation purposes. Therefore, the impact is *less than significant.*

b) Would the project result in generation of excessive ground-borne vibration or groundborne noise levels?

Less than Significant Impact: Although project operations would not include uses or activities that typically generate excessive groundborne vibration or groundborne noise levels, project construction could introduce temporary groundborne vibration to the project site and the surrounding area. Sources that may produce perceptible vibrations are provided in Table 3-12.

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level (LV) at 25 feet
Pile driver (impact)	1.518 (upper range) 0.644 (typical)	112 104
Pile driver (sonic)	0.734 upper range 0.170 typical	105 93
Clam shovel drop (slurry wall)	0.202	94
Hydromill (slurry wall)	0.008 in soil 0.017 in rock	66 75
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

Table 3-12. Vibration Levels Generated by Construction Equipment. Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, May 2006.

The primary source of vibration during project construction would likely be from a bulldozer (tractor), which would generate 0.089 inch per second PPV at 25 feet with an approximate vibration level of 87 VdB. Vibration from the bulldozer would be intermittent and not a source of continual vibration. The City of Fresno PEIR states that vibration sources of less than 0.1 inch/second would not have the potential to damage fragile structures. The primary source of vibration generated by project construction would be 0.089 inch/second, which would not exceed the 0.1 inch/second threshold stated in the City of Fresno PEIR. Therefore, there would not be excessive ground-borne vibration or ground-borne noise levels, making the impact *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 public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact: The proposed project is not located within an airport land use plan, within the vicinity of a private airstrip, or within two miles of a public airport. There is *no impact*.

In conclusion, the Project will not result in any noise impacts beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

XIV. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by new homes and businesses) or directly (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?	☐	☐	☐	☑

Environmental Setting

The United States Census Bureau estimated the population in the City of Fresno to be 544,510 as of July 2021. This is an increase from the 2010 census, which counted the population in the City of Fresno to be 494,665. Factors that influence population growth include job availability, housing availability, and the capacity of existing infrastructure.

Regulatory Setting

City of Fresno General Plan: Chapter 11: Housing Element in the City of Fresno General Plan discusses the city's housing needs and the goals, policies and programs that have been developed to meet those needs and how they are consistent with the General Plan.

> **Objective LU-2:** Plan for infill development that includes a range of housing types, building forms, and land uses to meet the needs of both current and future residents.

City of Fresno Municipal Code: Chapter 15: Citywide Development Code provides the purpose and development standards for the city's various land uses.

CEQA Guidelines Section 15126.2(d): CEQA Guidelines requiring that a CEQA document discuss the ways in which the proposed Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.

Discussion

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

No Impact: The project proposes to construct 96 new multi-family residential units. The City of Fresno General Plan states that the City's average household size is 3.20 persons. Based on this average household size, the anticipated population increase as a result of the proposed project is

308 persons. The anticipated population increase as a result of the proposed project is 308 people; however, this population increase has been planned for and is consistent with the underlying zoning RM-2 by the City of Fresno Zoning code and Medium High Density Residential by the City of Fresno General Plan. The construction of housing at this location would not be unplanned, as the City's General Plan designated the proposed project site for medium high density residential. Overall, the project will not constitute an increase in growth and population. There is *no impact.*

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact: The project site is currently vacant with no existing residential structures. The project would not require the removal of any existing residential structures. The project would not displace any existing housing and there would be *no impact.*

In conclusion, the Project will not result in any population and housing impacts beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

XV. PUBLIC SERVICES

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable serve ratios, response times of other performance objectives for any of the public services:				
a. Fire protection?	☐	☑	☐	☐
b. Police protection?	☐	☑	☐	☐
c. Schools?	☐	☐	☑	☐
d. Parks?	☐	☐	☑	☐
e. Other public facilities?	☐	☑	☐	☐

Environmental Setting

Fire: The project site is served by the Fresno Fire Protection Department which operates 20 fire stations within the City of Fresno. The Fresno Fire Protection Department will continue to provide fire protection services to the proposed project site following project implementation. The nearest fire station is City of Fresno Fire Station #14, located approximately 3.2 miles north of the proposed project site on North Polk Ave.

Police: Law enforcement services are provided to the project site via the City of Fresno Police Department. The Fresno Police Department will continue to provide police protection services to the proposed project site following project implementation. Fresno Police Department is located approximately 2.18 miles northeast of the proposed project site.

Schools: The proposed project site is located within the Fresno Unified School District. The nearest school within that district is Teague Elementary School, which is located approximately 0.25 miles west of the project site.

Discussion

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable serve ratios, response times of other performance objectives for any of the public services:

a. Fire protection?

Less than Significant Impact with Mitigation Incorporation: The City of Fresno Fire Department will provide fire protection services to the proposed development. The closest fire station is City of Fresno Fire Station #14, located 3.2 miles north of the project site at 6239 N. Polk Ave. The addition of 96 residential units will increase the demand for fire protection services. However, the proposed land use has been planned for by the General Plan to ensure existing public services, including fire protection, can accommodate the growth and will not be adversely affected.

The timing of when new fire service facilities would be required or details about size and location cannot be known until such facilities are planned and proposed, and any attempt to analyze impacts to a potential future facility would be speculative. As new or expanded fire service facilities become necessary, construction or expansion projects would be subject to their own separate CEQA review in order to identify and mitigate any potential environmental impacts. Mitigation Measure PSR-1.1 shall be incorporated. Therefore, the impact is *less than significant with mitigation incorporation.*

b. Police protection?

Less than Significant Impact with Mitigation Incorporation: The Fresno Police Department will provide services to the proposed development. The Fresno Police Department is located approximately 2.18 miles northeast of the proposed project site. The development would increase the demand for police service with the addition of 96 residential units. However, the proposed land use has been planned for by the General Plan to ensure existing public services, including police protection, can accommodate the growth and will not be adversely affected.

The timing of when new police service facilities would be required or details about size and location cannot be known until such facilities are planned and proposed, and any attempt to analyze impacts to a potential future facility would be speculative. As new or expanded police service facilities become necessary, construction or expansion projects would be subject to their own separate CEQA review in order to identify and mitigate any potential environmental impacts. Mitigation Measure PSR-1.2 shall be incorporated. Therefore, the impact is *less than significant with mitigation incorporation*.

c. Schools?

Less than Significant Impact: The proposed project is within Central Unified School District. Since the proposed project includes the addition of 96 multi-family residential units, the number of students in the school district will increase. The proposed project site is located within the City limits and therefore, growth associated with the Project has been planned and expected. Teague Elementary School, just west of the project site, was developed in anticipation of growth in this part of the City, including as part of the proposed project. In addition to the goals and policies of the City's General Plan, future development is required by state law to pay development impact fees to the school districts at the time of building permit issuance. These impact fees are used by the school districts to maintain existing and develop new facilities, as needed. Therefore, the impact is *less than significant.*

d. Parks?

Less than Significant Impact: The addition of 96 new residential units would result in more use at existing parks. Parks within a half-mile to one-mile radius that would service the proposed development include Inspiration Park. Since the project would not lower the existing level of services for parks, and the proposed project would contribute its fair share to parks facilities through a combination of park development, as well as in-lieu fees, and 49,650 sf open space located within the multi-family residential development per Fresno Municipal Code Sec. 15-1004.D. Therefore, the impact is *less than significant.*

e. Other public facilities?

Less than Significant Impact with Mitigation Incorporation: The proposed project would be required to pay development impact fees to offset increased demand for public such as libraries, courts, and hospitals. While the payment of development fees could result in the construction of new or altered public service facilities, no specific projects have been identified at this time. As new or expanded public service facilities become necessary, construction or expansion projects would be subject to their own separate CEQA review in order to identify and mitigate any potential environmental impacts. Mitigation Measure PSR-1.4 shall be incorporated Therefore, the impact is *less than significant with mitigation incorporation*.

In conclusion, the Project will not result in any impacts to public services beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

XVI. RECREATION

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☑	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☑

Environmental Setting

There are 79 existing parks systems that are owned and operated by the City of Fresno. The City of Fresno provides different types of parks and open space facilities, or park types, to meet park and open space recreation needs of the community. Park types include pocket parks, neighborhood parks, community parks, regional parks, special use parks, greenbelts/trails, and open space/natural areas. The Fresno General Plan identifies level of service (LOS) goals by park type, which are 3 acres per 1,000 residents for pocket parks, neighborhood parks, and community parks, and 2 acres per 1,000 residents for regional parks, open space/natural areas, and special use parks.

Regulatory Setting

City of Fresno General Plan: The General Plan establishes long-range concepts for the physical development of the city, with an emphasis on infill development. The Plan's Parks, Open Space and Schools Element analyzes Fresno's parks and recreation facilities and establishes goals and policies for future development of the parks and recreation system. The following features of the General Plan relate to parks and recreation facilities:

- Classification of park types and calculation of existing "city park space"/"city park land;"
- Level of Service (LOS) goal to provide 5 acres of city park space per 1,000 residents, including 3 acres of community, neighborhood and pocket parks and 2 acres of regional parks, greenways and trails;
- Parks and Open Space map indicating locations and service areas of existing and potential future parks.

2017 Fresno Parks Master Plan: In 1989, the City of Fresno adopted the "1989 Master Plan for Parks and Recreation" as a component of the City's General Plan Open Space and Recreation Element. Although the population, demographics, development patterns, land use, and needs of Fresno residents have drastically changed since then, the Parks Master Plan had not been updated until 2017. The 2017 Parks Master Plan establishes an updated vision for improving the city's park and recreation system in order to better serve current and future needs of the people of Fresno.

Downtown Neighborhoods Community Plan (2016): The Downtown Neighborhoods Community Plan further details land use and development characteristics, public facilities, and implementation strategies for Downtown and surrounding areas. The Downtown Neighborhoods Plan emphasizes the role of street trees in providing identity and supporting quality of life and sets a goal of putting all residents within a half mile of a park or publicly accessible open space. Strategies include partnering with schools, using city-owned vacant land for parks, and evaluating other underutilized parcels for potential parks.

Active Transportation Plan (2016): The Active Transportation Plan (ATP) analyzes conditions for walking and biking in Fresno, sets goals for the City to equitably improve the safety, convenience, access, and completeness of bike facilities, and recommends specific improvements. The ATP includes maps of existing and future bike and pedestrian networks.

Fresno Municipal Code: The following key provisions of the Fresno Municipal Code provide regulatory structure for creating new parks in connection with the development approval process:

- Chapter 12 Article 4.7: Establishes the Park Facilities Fee and authorizes City Council to set the parameters, including the amount of land and the typical facilities to be included in parks.
- Chapter 12 Article 4.7 (Section 12-4.705): Residential subdivisions with fewer than 50 parcels shall be responsible for paying the park fee but not for dedicating land. Subdivisions with 50 parcels or more shall pay the fee and dedicate 0.6 acres per 1,000 residents in the form of pocket parks.
- Chapter 15 Article 33: The City may impose conditions of approval on subdivisions, as needed to achieve consistency with planning policies, design guidelines, ordinances or State law.
- Chapter 15 Article 37: The process for requiring land to be dedicated and reserved for specified public purposes, including parks. The article enables the City to provide the option for a subdivider to pay a fee in lieu of land dedication.
- Chapter 15 Article 41: Provides subdivision design standards, including standards for park location and design.
- Chapter 15 Article 59: Describes the Planned Development process, which allows for variation from base zoning where the City finds that the proposed development is "demonstrably superior" in terms of community design, environmental preservation, and/or community benefit.
- Chapter 15 Article 61: "Concept plans" are required when land designated for Low, Medium Low, or Medium Density Residential in the General Plan is proposed to be annexed. Concept plans must show how they will achieve "complete neighborhoods."

Discussion

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?

Less than Significant Impact: Implementation of the proposed project would result in increased use of existing parks and other recreational facilities, however the project would contribute its fair share to parks facilities through a combination of park development, as well as in-lieu fees, which will be used to support the maintenance of existing parks and other recreational facilities. The impact is *less than significant.*

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

No Impact: The proposed project includes 49,650 sf open space which does not require construction or expansion that would have an adverse physical effect on the environment. There will be no construction taking place in the proposed open space. Therefore, there is *no impact.*

In conclusion, the Project will not result in any parks and recreation impacts beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

XVII. TRANSPORTATION

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☑
b) Conflict or be inconsistent with the CEQA guidelines Section 15064.3, Subdivision (b)?	☐	☐	☑	☐
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☑
e) Result in inadequate emergency access?	☐	☐	☐	☑

Environmental Setting

Vehicular Access: Site access will be via one main driveway connecting to Barcus Avenue at Norwich Avenue and another driveway connecting to Forestiere Avenue at a new cul de sac.

Parking: One hundred and twenty on-site parking spaces are proposed, including 4 accessible uncovered spaces, 3 accessible covered spaces, 96 covered carport spaces, and 17 uncovered spaces. During construction, workers will utilize existing parking areas and/or temporary construction staging areas for parking of vehicles and equipment.

Regulatory Setting

CEQA Guidelines Section 15064.3, Subdivision (b): Criteria for Analyzing Transportation Impacts

(1) Land Use Projects. 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 considered to have a less than significant transportation impact.

(2) Transportation Projects. Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, a lead agency may tier from that analysis as provided in Section 15152.

(3) Qualitative Analysis. If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the

availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.

(4) Methodology. A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.

City of Fresno Standard Specifications: The City of Fresno Standard Specifications are developed and enforced by the City of Fresno Public Works Department to guide the development and maintenance of streets within the City. The cross section drawings contained in the City's Standard Specifications dictate the development of roads within the City.

City of Fresno General Plan: The Transportation and Mobility Element of the City of Fresno General Plan provides tiered impact criteria based on a project's location within the City's Spere of Influence. The proposed project site is located within Traffic Impact Zone III (TIZ-III). TIZ-III generally represents areas near or outside the City Limits but within the SOI as of December 31, 2012. Maintain a peak hour LOS standard of D or better for all intersections and roadway segments. The general plan states that a TIS will be required for all development projected to generate 100 or more peak hour new vehicle trips.

City of Fresno Active Transportation Plan: The City of Fresno Active Transportation Plan (ATP) adopted March 2017, updates and supersedes the City of Fresno 2010 Bicycle, Pedestrian, and Trails Master Plan (BMP). The ATP outlines the vision to provide human-powered travel including walking, bicycling, and wheelchair use. The plan aims to improve the accessibility and connectivity of bicycle and pedestrian network to increase the number of people to travel active transportation. The goals identified in the ATP are:

- Equitably improve the safety and perceived safety of walking and bicycling in Fresno
- Increase walking and bicycling trips in Fresno by creating user-friendly facilities
- Improve the geographic equity of access to walking and bicycling facilities in Fresno
- Fill key gaps in Fresno's walking and bicycling networks

Discussion

a) Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact: The proposed project site is located within Traffic Impact Zone-III. The Transportation and Mobility Element of the City's General Plan seeks to maintain a peak hour LOS standard of D or better for all intersections and roadway segments. A TIS will be required for all development projected to generate 100 or more peak hour new vehicle trips in this zone. The Public Works Department/Traffic Engineering Division staff has reviewed the proposed project and the expected traffic generation will not adversely impact the existing and projected circulation system as analyzed in PEIR. The proposed project does not conflict with any program, plan, ordinance or policy related to the circulation system. There is *no impact.*

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)?

Less than Significant Impact:

Senate Bill (SB) 743 requires that relevant CEQA analysis of transportation impacts be conducted using a metric known as vehicle miles traveled (VMT) instead of Level of Service (LOS). VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto our roads, the project may cause a significant transportation impact.

The State CEQA Guidelines were amended to implement SB 743, by adding Section 15064.3. Among its provisions, Section 15064.3 confirms that, except with respect to transportation projects, a project's effect on automobile delay shall not constitute a significant environmental impact. Therefore, LOS measures of impacts on traffic facilities is no longer a relevant CEQA criteria for transportation impacts.

CEQA Guidelines Section 15064.3(b)(4) states that "[a] lead agency has discretion to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate used to estimate vehicle miles traveled and any revision to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section."

On June 25, 2020, the City of Fresno adopted CEQA Guidelines for Vehicle Miles Traveled Thresholds, dated June 25, 2020, pursuant to Senate Bill 743 to be effective of July 1, 2020. The thresholds described therein are referred to herein as the City of Fresno VMT Thresholds. The City of Fresno VMT Thresholds document was prepared and adopted consistent with the requirements of CEQA Guidelines Sections 15064.3 and 15064.7. The December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory) published by the Governor's Office of Planning and Research (OPR), was utilized as a reference and guidance document in the preparation of the Fresno VMT Thresholds.

The City of Fresno VMT Thresholds adopted a screening standard and criteria that can be used to screen out qualified projects that meet the adopted criteria from needing to prepare a detailed VMT analysis.

The City of Fresno VMT Thresholds adopted a screening standard and criteria that can be used to screen out qualified projects that meet the adopted criteria from a requirement to prepare a detailed VMT analysis. The City of Fresno VMT Thresholds Section 3.0 regarding Project Screening discusses a variety of projects that may be screened out of a VMT analysis including specific development and transportation projects. For development projects, conditions may exist that would allow the presumption that a development project will have a less-than significant impact. These conditions may be size, location, proximity to transit, or trip-making potential.

The Traffic Consultant requested Fresno COG to run its ABM model to determine the Project's VMT for these land uses. Based on the Fresno COG VMT output the residential are projected to yield less than significant impacts to VMT. Based on the ABM model output, the Project's VMT for the residential component was calculated to be 10.2 VMT per capita which is less than the City of Fresno maximum threshold of 13.1 VMT per capita. Therefore, this residential project will not have a significant impact to VMT.

The proposed Project will generate approximately 648 trips per day and does not screen out when plotted on existing VMT per Capita. Therefore, additional analyses are required. The City of Fresno VMT Thresholds document indicates that the Fresno COG VMT Screening Tool can be used to determine whether a development project may be screened from a detailed VMT analysis. The screening tool was utilized and indicates that the Project will not cause a significant transportation impact. The screening tool output is attached in Appendix E. The Project is consistent with CEQA Guidelines section 15064.3(b) and the VMT impact is *less-than-significant.*

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

No Impact: The project does not propose any incompatible uses or include any design features that could increase traffic hazards. The project does include two new vehicle access points via N Barcus Street and N Forestiere Avenue. This improvement will be subject to review by the City's engineer to ensure the new access point does not pose any safety risks due to project design. The proposed project would not substantially increase hazards in or around the project area there is *no impact.*

d) Would the project result in inadequate emergency access?

No Impact This project would not result in inadequate emergency access. Emergency access to the site would be via N Barcus Street. A network of drive aisles within the proposed project property provides full access to all buildings within the development. The Project would have *no impact* on emergency access.

In conclusion, the Project will not result in any transportation impacts beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With	Less than Significant Impact	No Impact

		Mitigation Incorporation		
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☑	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☑	☐	☐

Environmental Setting

Ethnographically, the Fresno area was occupied by the Yokuts. The Yokuts were recognized as having three major subgroups: the Northern Valley, the Foothill, and the Southern Valley. Ethnographic evidence suggests the City of Fresno is located in part of the Southern Valley Yokuts territory. The Yokuts numbered about 25,000 and were clustered into about fifty independent local sub-tribes. Historians believe approximately 22 villages stretched from Stockton northerly to the Tehachapi Mountains southerly, although most were concentrated around Tulare Lake, Kaweah River and its tributaries.

Cultural Resources Record Search: A Cultural Resources Records Search was conducted by the Southern San Joaquin Valley Information Center on January 4, 2022. The records search stated there have been no cultural resource studies in the project area. There have been nine cultural resource studies within a one-half mile radius. All these reports are greater than five years in age and should be considered out of date for current studies. According to the records search, there are no recorded resources within the project area. There are 38 recorded resources within the one-half mile radius. These resources consist primarily of historic era buildings and structures, most of which are single family homes. They also include an historic era railroad. The full findings of the cultural records search can be found in Appendix C.

Native American Consultation: The State requires lead agencies to consider the potential effects of proposed projects and consult with California Native American tribes during the local planning process for the purpose of protecting Traditional Tribal Cultural Resources through the California Environmental Quality Act (CEQA) Guidelines. Pursuant to PRC Section 21080.3.1, the lead agency shall begin consultation with the California Native American tribe that is traditionally and culturally affiliated with the geographical area of the proposed project. Such significant cultural resources are either sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe which is either on or eligible for

inclusion in the California Historic Register or local historic register, or, the lead agency, at its discretion, and support by substantial evidence, choose to treat the resources as a Tribal Cultural Resources (PRC Section 21074(a)(1-2)).

Additional information may also be available from the California Native American Heritage Commission's Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality.

Pursuant to AB 52, the Table Mountain Rancheria Tribe and the Dumna Wo Wah were invited to consult under AB 52. The City of Fresno mailed notices of the proposed project to each of these tribes on April 4, 2022, which included the required 30-day time period for tribes to request consultation. Under invitations to consult under AB 52, neither contacted tribe responded.

The site is currently vacant and has been routinely disturbed as part of the agricultural operations. If any artifacts are inadvertently discovered during ground-disturbing activities, existing federal, State, and local laws and regulations as well as the mitigation measures of the Fresno General Plan PEIR will require construction activities to cease until such artifacts are properly examined and determined not to be of significance by a qualified cultural resources professional.

Regulatory Setting

Historical Resources: Historical resources are defined by CEQA as resources that are listed in or eligible for the California Register of Historical Resources, resources that are listed in a local historical resource register, or resources that are otherwise determined to be historical under California Public Resources Code Section 21084.1 or California Code of Regulations Section 15064.5. Under these definitions Historical Resources can include archaeological resources, Tribal cultural resources, and Paleontological Resources.

Archaeological Resources: As stated above, archaeological resources may be considered historical resources. If they do not meet the qualifications under the California Public Resources Code 21084.1 or California Code of Regulations Section 15064.5, they are instead determined to be "unique" as defined by the CEQA Statute Section 21083.2. A unique archaeological resource is an artifact, object, or site that: (1) contains information (for which there is a demonstrable public interest) needed to answer important scientific research questions; (2) has a special and particular quality, such as being the oldest of its type or the best available example of its type; or (3) is directly associated with a scientifically recognized important prehistoric or historic event or person.

Tribal Cultural Resource (TCR): Tribal Cultural Resources can include site features, places, cultural landscapes, sacred places, or objects, which are of cultural value to a Tribe. It is either listed on or eligible for the CA Historic Register or a local historic register, or determined by the lead agency to be treated as TCR.

Paleontological Resources: For the purposes of this section, "paleontological resources" refers to the fossilized plant and animal remains of prehistoric species. Paleontological Resources are a limited scientific and educational resource and are valued for the information they yield about the history of the earth and its ecology. Fossilized remains, such as bones, teeth, shells, and leaves, are found in geologic

deposits (i.e., rock formations). Paleontological resources generally include the geologic formations and localities in which the fossils are collected.

Native American Reserve (NAR): This designation recognizes tribal trust and reservation lands managed by a Native American Tribe under the United States Department of the Interior's Bureau of Indian Affairs over which the County has no land use jurisdiction. The County encourages adoption of tribal management plans for these areas that consider compatibility and impacts upon adjacent area facilities and plans.

National Historic Preservation Act: The National Historic Preservation Act was adopted in 1966 to preserve historic and archeological sites in the United States. The Act created the National Register of Historic Places, the list of National Historic Landmarks, and the State Historic Preservation offices.

California Historic Register: The California Historic Register was developed as a program to identify, evaluate, register, and protect Historical Resources in California. California Historical Landmarks are sites, buildings, features, or events that are of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, experimental, or other value. In order for a resource to be designated as a historical landmark, it must meet the following criteria:

- The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).
- Associated with an individual or group having a profound influence on the history of California.
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

City of Fresno General Plan: The Historic and Cultural Resources Element of the General Plan recognizes that connections to culture and history are essential character tics of a city. This element serves to provide policy guidance to assist in protecting, preserving and enhancing the City of Fresno's cultural and historic resources. The following polices are related to tribal resources that may apply to the proposed project:

Objective HCR-2: Identify and preserve Fresno's historic and cultural resources that reflect important cultural, social, economic, and architectural features so that residents will have a foundation upon which to measure and direct physical change.

- HCR-2-a. Policy. Identification and Designation of Historic Properties. Work to identify and evaluate potential historic resources and districts and prepare nomination forms for Fresno's Local Register of Historic Resources and California and National registries, as appropriate.
- HCR-2-c. Policy. Project Development. Prior to project approval, continue to require a project site and its Area of Potential Effects (APE), without benefit of a prior historic survey, to be evaluated and reviewed for the potential for historic and/or cultural resources by a professional who meets the Secretary of Interior's Qualifications. Survey costs shall be the responsibility of the project developer. Council may, but is not required, to adopt an ordinance to implement this policy.

Discussion

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural

landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

Less Than Significant Impact with Mitigation: The project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. Based on the results of the records search, no previously recorded tribal cultural resources are located within the project site. Although no cultural resources were identified, the presence of remains or unanticipated cultural resources under the ground surface is possible. Implementation of Mitigation Measures CUL-1.1, CUL-1.2, CUL-2 and CUL-3 will ensure that impacts to this checklist item will be *less than significant with mitigation* incorporation.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact with Mitigation: The lead agency has not determined there to be any known tribal cultural resources located within the project area. Additionally, there are not believed to be any paleontological resources or human remains buried within the project area's vicinity. However, if resources were found to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American Tribe. Implementation of Mitigation Measures CUL-1.1, CUL-1.2, CUL-2 and CUL-3 will ensure that any impacts resulting from project implementation remain *less than significant with mitigation* incorporation.

Mitigation Measures for Impacts to Cultural Resources:

Mitigation Measure CUL-1.1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any historical artifacts recovered as a result of mitigation shall

be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.

Mitigation Measure CUL-1.2: Prior to approval of any discretionary project that could result in an adverse change to a potential historic and/or cultural resource, the City shall require a site-specific evaluation of historic and/or cultural resources by a professional who meets the Secretary of Interior's Qualifications. The evaluation shall provide recommendations to mitigate potential impacts to historic and/or cultural resources and shall be approved by the Director of Planning and Development.

Mitigation Measure CUL-2: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for prehistoric archaeological resources shall be conducted. The following procedures shall be followed.

- If prehistoric resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that buried prehistoric archaeological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find, and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with CEQA Guidelines Section 15064.5. If the resources are determined to be unique prehistoric archaeological resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any prehistoric archaeological artifacts recovered as a result of mitigation shall be provided to a City approved institution or person who is capable of providing longterm preservation to allow future scientific study.

- If prehistoric resources are found during the field survey or literature review, the resources shall be inventoried using appropriate State record forms and submit the forms to the Southern San Joaquin Valley Information Center. The resources shall be evaluated for significance. If the resources are found to be significant, measures shall be identified by the qualified archaeologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. In addition, appropriate mitigation for excavation and construction activities in the vicinity of the resources found during the field survey or literature review shall include an archaeological monitor. The monitoring period shall be determined by the qualified archaeologist. If additional prehistoric archaeological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed.

Mitigation Measure CUL-3: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to

Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains.

Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

In conclusion, the Project will not result in any impacts to tribal cultural resources beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

XIX. UTILITIES AND SERVICE SYSTEMS

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

Environmental Setting

Wastewater: Sewer services are provided to the site by the City of Fresno. The City of Fresno owns and operates two wastewater treatment facilities that serve the Fresno metropolitan area. They are the Fresno/Clovis Regional Wastewater Reclamation Facility (Regional Facility) and the North Fresno Wastewater Reclamation Facility (NFWRF). No new wastewater treatment services will be required as a result of project implementation.

Solid Waste: The Solid Waste Division of the City of Fresno provides the following services: collection of residential and commercial solid waste, recyclables and greenwaste throughout the community at least once a week; disposes of solid waste at the County of Fresno landfill; provides and maintains containers; responds to customer complaints/concerns and provides roll-off and compactor services to residential, multi-family and commercial customers.

Water: The City of Fresno Department of Public Utilities (DPU) provides potable water to the majority of the City, including the proposed project site. Fresno's primary source of potable water is groundwater stored in an aquifer. However, in 2004 the City's first surface water treatment facility (Northeast Surface Water Treatment Facility [NESWTF]) came on line and began delivering approximately 4,060 acre-feet in 2004 to residents in northeast Fresno. By 2010, the NESWTF delivered approximately 18,474 acre-feet of treated surface water.

Stormwater: The Fresno Metropolitan Flood Control District (FMFCD) manages stormwater runoff in Fresno. The major elements of the FMFCD's flood control system include dams, reservoirs, and detention basins. The FMFCD is responsible for reviewing development proposals to assess drainage and flood control impacts and needs, in addition to determining applicable requirements and modifications needed in order to implement the Storm Drainage and Flood Control Master Plan.

Natural Gas and Electricity: PG&E, the natural gas and electric service provider for the area, incrementally expands and updates its service system as needed to serve its users.

Telecommunications: Accordingly, telecommunications providers in the area incrementally expand and update their service systems in response to usage and demand.

Regulatory Setting

CalRecycle: California Code of Regulations, Title 14, Natural Resources – Division 7 contains all current CalRecycle regulations regarding nonhazardous waste management in the state. These regulations include standards for the handling of solid waste, standards for the handling of compostable materials, design standards for disposal facilities, and disposal standards for specific types of waste.

Central Valley RWQCB: The Central Valley RWQCB requires a SWPPP for projects disturbing more than one acre of total land area. Because the project is greater than one acre, a SWPPP to manage stormwater generated during project construction will be required.

The Central Valley RWQCB regulates Wastewater Discharges to Land by establishing thresholds for discharged pollutants and implementing monitoring programs to evaluate program compliance. This program regulates approximately 1500 dischargers in the region.

The Central Valley RWQCB is also responsible for implementing the federal program, the NPDES. The NPDES Program is the federal permitting program that regulates discharges of pollutants to surface waters of the U.S. Under this program, a NPDES permit is required to discharge pollutants into Water's of the U.S. There are 350 permitted facilities within the Central Valley Region.

City of Fresno General Plan:

Objective PU-4: Ensure provision of adequate trunk sewer and collector main capacities to serve existing and planned urban development, consistent with the Wastewater Master Plan.

> **Policy PU-4-a Plan for Regional Needs**. Coordinate and consult with Plan for Regional Needs. h the City of Clovis, pursuant to the Fresno-Clovis Sewerage System Joint Powers Agreement, so that planning and construction of sewer collection facilities will continue to meet the regional needs of the Metropolitan Area.

Objective PU-9: Provide adequate solid waste facilities and services for the collection, transfer, recycling, and disposal of refuse.

> **Policy PU-9-d Facility Siting**. Locate private or public waste fac Facility Siting. Utilities and recycling facilities in conformance with City zoning and State and federal regulations, so that the transportation,

processing, and disposal of these materials are not detrimental to the public health, safety, welfare, and aesthetic well-being of the surrounding community.

Discussion

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relation of which could cause significant environmental effects?

Less Than Significant Impact: The proposed project will require the extension of existing utility services into the project area. This is not anticipated to cause a significant environmental effect because extension/relocation would occur within the right-of-way prior to street construction to minimize environmental impacts.

While the Project will increase water demand, the proposed land use and associated water demand are consistent with and planned for by the City of Fresno General Plan, which identifies the project site as Medium High Density. It is not anticipated that the proposed project would result in the relocation or construction of new or expanded wastewater treatment facilities, power plants, natural gas extraction facilities or telecommunication facilities. In the event that any of these facilities become required, they would be required to serve more than just the proposed project and would be subject to separate environmental review and approval. The impact is *less than significant.*

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

Less Than Significant Impact with Mitigation Incorporated: Water services will be provided by the City of Fresno upon development. The City has 272 active wells, which pump an average of 146 million gallons of water per day (MGD). According to City's UWMP (2015), the projected water supply for Fresno in year 2025 is 329,030 AFY, which is comprised of both groundwater, surface water, and recycled water. Water demand for the proposed 96-unit residential development is estimated to be approximately 26,112 gallons of water daily, or 35.1 acre feet per year. While the Project will increase water demand, the proposed land use and associated water demand are consistent with and planned for by the City of Fresno General Plan, which identifies the project site as Medium High Density. The most water-intensive aspect of the Project (the medium density residences) is consistent with the City's General Plan land use designation. As such, the Project would not affect groundwater supplies in the Kings River Sub-basin beyond what has already been analyzed in the most current General Plan EIR.

The proposed Project is consistent with the City's General Plan land use designation. As such, the Project would not affect water supplies beyond what has already been analyzed in the most current General Plan EIR. Additionally, the applicant will be required to comply with all requirements of the City of Fresno Department of Public Utilities to reduce the Project's water impacts to less than significant. With implementation of applicable City of Fresno PEIR mitigation measures HYD-3.1 through HYD-3.4 and UTL 1.1.1 and UTL 1.2.1, the proposed Project would not obstruct implementation of a water quality control plan or sustainable groundwater management plan beyond those analyzed in the City of Fresno PEIR. Therefore, the Project has a *less than significant impact with mitigation incorporation.*

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact with Mitigation Incorporated: While the Project will increase water demand, the proposed land use and associated water demand are consistent with and planned for by the City of Fresno General Plan, which identifies the project site as Medium High Density. The City of Fresno PEIR concludes that impacts associated with wastewater treatment facilities and capacity resulting from the buildout of the General Plan, including the proposed Project site, would be less than significant with implementation of PEIR mitigation measures HYD-3.1 through HYD-3.4, UTL-1.3.1 UTL-1.3.2, and UTL-1.4.1. Therefore, the impact is *less than significant with mitigation incorporated*.

d) Would the project 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?

Less Than Significant Impact: Solid waste collection service will be provided by the City of Fresno and waste disposal will be provided by the County. Solid waste is anticipated as a result of project implementation; however, the project does not include any components that would generate excessive waste and the existing landfills have sufficient permitted capacity to accommodate the project's solid waste disposal needs. The impact is *less than significant.*

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact: This proposed project conforms to all applicable statutes and regulations related to solid waste disposal. The proposed project will comply with all applicable federal, state, and local regulations pertaining to disposal of solid waste, including recycling. Therefore, the proposed project would have *no impact* on solid waste regulations.

Mitigation Measures

Mitigation Measure HYD-3.1: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned SDFCMP collection systems:

- Coordinate with FMFCD to implement the existing Storm Drainage and Flood Control Master Plan (SDFCMP) for collection systems in drainage areas where the amount of imperviousness is unaffected by the change in land uses.
- Coordinate with FMFCD to update the SDFCMP in those drainage areas where the amount of imperviousness increased due to the change in land uses to determine the changes in the collection systems that would need to occur to provide adequate capacity for the stormwater runoff from the increased imperviousness.
- As development is proposed, implement current SDFCMP to provide stormwater collection systems that have sufficient capacity to convey the peak runoff rates from the areas of increased imperviousness.

- Require developments that increase site imperviousness to install, operate, and maintain FMFCD approved on-site detention systems to reduce the peak runoff rates resulting from the increased imperviousness to the peak runoff rates that will not exceed the capacity of the existing stormwater collection systems.

Mitigation Measure HYD-3.2: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned SDFCMP retention basins: Prior to approval of development projects, coordinate with FMFCD to analyze the impacts to existing and planned retention basins to determine remedial measures required to reduce the impact on retention basin capacity to less than significant. Remedial measures would include:

- Increase the size of the retention basin through the purchase of more land or deepening the basin, or a combination for planned retention basins.
- Require developments that increase runoff volume to install, operate, and maintain Low Impact Development (LID) measures to reduce runoff volume to the runoff volume that will not exceed the capacity of the existing retention basins.

Mitigation Measure HYD-3.3: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned SDFCMP urban detention (stormwater quality) basins: Prior to approval of development projects, coordinate with FMFCD to determine the impacts to the urban detention basin weir overflow rates and determine remedial measures required to reduce the impact on the detention basin capacity to less than significant. Remedial measures would include:

- Modify overflow weir to maintain the suspended solids removal rates adopted by the FMFCD Board of Directors.
- Increase the size of the urban detention basin to increase residence time by purchasing more land. The existing detention basins are already at the adopted design depth.
- Require developments that increase runoff volume to install, operate, and maintain Low Impact Development (LID) measures to reduce peak runoff rates and runoff volume to the runoff rates and volumes that will not exceed the weir overflow rates of the existing urban detention basins.

Mitigation Measure HYD-3.4: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned SDFCMP pump disposal systems:

- Prior to approval of development projects, coordinate with FMFCD to determine the extent and degree to which the capacity of the existing pump system will be exceeded.
- Require new developments to install operate, and maintain on-site detention facilities, consistent with FMFCD design standards, to reduce peak stormwater runoff rates to existing planned peak runoff rates.
- Provide additional pump system capacity to the maximum allowed by existing permitting to increase the capacity to match or exceed the peak runoff rates determined by the SDFCMP.

Mitigation Measure UTL-1.1.1: The City shall evaluate the water conveyance system and, at the time that discretionary projects are submitted for approval by the City, the City shall not approve development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be evaluated for potential environmental impacts and constructed by the City by approximately 2025.

- Construct 65 new groundwater wells, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.
- Construct a 2.0 million gallon potable water reservoir (Reservoir T2) near the intersection of Clovis and California Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.
- Construct a 4.0 million gallon potable water reservoir (Reservoir T5) near the intersection of Ashlan and Chestnut Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.
- Construct a 4.0 million gallon potable water reservoir (Reservoir T6) near the intersection of Ashlan Avenue and Highway 99, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.
- Construct 50.3 miles of regional water transmission mains ranging in size from 24-inch to 48-inch, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.
- Construct 95.9 miles of 16-inch transmission grid mains in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.

Prior to initiating construction of any of the capacity improvement projects identified above, the City shall conduct appropriate environmental analyses for each project to determine whether environmental impacts would occur.

Mitigation Measure UTL-1.2.1: The City shall evaluate the water supply system at the time discretionary projects are submitted and shall not approve development that would demand additional water until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be evaluated for potential environmental impacts and constructed by the City.

- Construct an approximately 30 mgd expansion of the existing northeast surface water treatment facility for a total capacity of 60 mgd, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.
- Construct an approximately 20 mgd surface water treatment facility in the southwest portion of the City, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 25,000 AF/year recycled water facility as an expansion to the RWRF in accordance with the January 2014 City of Fresno Metropolitan Water Resources Management Plan. This improvement is required after the year 2025.

Mitigation Measure UTL-1.3.1: The City shall evaluate the wastewater system at the time discretionary projects are submitted and shall not approve development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. By approximately the year 2025, the City shall evaluate the potential environmental impacts and construct the following
improvements.

- Construct an approximately 70 mgd expansion of the Regional Wastewater Treatment Facility prior to flows reaching 80 percent of rated capacity, and obtain revised waste discharge permits as the generation of wastewater is increased.
- Construct an approximately 0.49 mgd expansion of the North Facility and obtain revised waste discharge permits as the generation of wastewater is increased.

Mitigation Measure UTL-1.3.2: The City shall evaluate the wastewater system at the time discretionary projects are submitted and shall not approve development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. After approximately the year 2025, the City shall evaluate the potential environmental impacts of and construct the following improvements.

- Construct an approximately 24 mgd Wastewater Treatment Facility within the Southeast Development Area and obtain revised waste discharge permits as the generation of wastewater is increased.
- Construct an approximately 9.6 mgd expansion of the Regional Wastewater Treatment Facility and obtain revised waste discharge permits as the generation of wastewater is increased.

Mitigation Measure UTL-1.4.1: Consistent with the Sewer System Management Plan, the City shall evaluate the wastewater collection system at the time discretionary projects are submitted and shall not approve development that would generate additional wastewater and exceed the capacity of a facility until additional capacity is provided.

In conclusion, the Project will not result in any impacts to utilities and service systems beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

XX. 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 With Mitigation Incorporation	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 a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☑
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☑	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☑

Environmental Setting

Fresno is categorized as having little or no threat or moderate fire hazard, which can be attributed to its impervious surface areas. The Project site comprises a relatively flat property within the city limits in an area planned for and developed with urban uses.

Regulatory Setting

Fire hazard severity zones: geographical areas designated pursuant to California Public Resources Codes Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code, Sections 51175 through 51189.

There are no State Responsibility Areas (SRAs) within the vicinity of the project site, and the project site is not categorized as a "Very High" Fire Hazard Severity Zone (FHSZ) by CalFire. This CEQA topic only applies to areas within an SRA or a Very High FHSZ.

Discussion

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact: The project would not substantially impair access to the existing roadway network. There would be convenient and safe vehicular and pedestrian circulation provided

within the project site and connecting offsite. There will be an adopted emergency response plan or emergency evacuation plan and the project will be reviewed by the City of Fresno Fire Chief to ensure the project does not impair emergency response or emergency evacuation. The project will comply with all applicable codes and regulations as put forth by the City of Fresno Police Department and Fire Department. Additionally, the proposed project site is not located within an SRA or a Very High FHSZ. The impact is *less than significant.*

b) Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact: The project is located on a flat area of urbanized land which is considered to be at little risk of fire. Additionally, the proposed project site is not located within an SRA or a Very High FHSZ. There is *no impact.*

c) Would the project 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?

Less than Significant Impact: The construction of the project involves adding new local residential streets, and new and relocated utilities. Utilities such as emergency water sources and power lines would be included as part of the proposed development, however all improvements would be subject to City standards and fire chief approval. The proposed project would not exacerbate fire risk and the impact would be *less than significant*

d) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes?

No Impact: The project site is not located in an area designated as a Fire Hazard Severity Zone and lands associated with the Project site are relatively flat. Therefore, the project would not be susceptible to downslope or downstream flooding or landslides as a result of post-fire instability or drainage changes. There is *no impact.*

In conclusion, the Project will not result in any wildfire impacts beyond those analyzed in PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Does the project have the potential substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☑	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☑	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☑	☐

Discussion

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than Significant Impact with Mitigation: This initial study/mitigated negative declaration found the project could have significant impacts on biological, historical, and Tribal cultural resources. However, implementation of the identified mitigation measures for each respective section would ensure that impacts are *less than significant with mitigation incorporation.*

Mitigation Measures to be Incorporated: AES 4.1-4.5, AIR 2.1-2.2, BIO 1.1-1.4, BIO 2.1, CUL 1.1-1.2, CUL 2.1, CUL 3.1, GEO 6.1, GHG 1.1, HYD 3.1-3.4, PSR 1.1-1.4, UTL 1.1.1-1.4.1.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less than Significant Impact: CEQA Guidelines Section 15064(h) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. Due to the nature of the project and consistency with environmental policies, incremental contributions to impacts are considered less than cumulatively considerable. The proposed project would not contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increase need for housing, increase in traffic, air pollutants, etc). Impacts would be *less than significant*.

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

Less Than Significant Impact: The analyses of environmental issues contained in this Initial Study indicate that the project is not expected to have substantial impact on human beings, either directly or indirectly. Mitigation measures have been incorporated in the project design to reduce all potentially significant impacts to less than significant, which results in a *less than significant* impact to this checklist item.

3.6 MITIGATION MONITORING AND REPORTING PROGRAM

As required by Public Resources Code Section 21081.6, subd. (a)(1), a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the project in order to monitor the implementation of the mitigation measures that have been adopted for the project. This Mitigation Monitoring and Reporting Program (MMRP) has been created based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Ajit Gill Apartments in the City of Fresno.

The first column of the table identifies the mitigation measure. The second column names the party responsible for carrying out the required action. The third column, "Timing of Mitigation Measure" identifies the time the mitigation measure should be initiated. The fourth column, "Responsible Party for Monitoring," names the party ensuring that the mitigation measure is implemented. The last column will be used by the City to ensure that the individual mitigation measures have been monitored.

Plan checking and verification of mitigation compliance shall be the responsibility of the City of Fresno.

Mitigation Measures Incorporated from the City of Fresno General Plan PEIR				
Mitigation Measure	**Responsible Party for Implementation**	**Implementation Timing**	**Responsible Party for Monitoring**	**Verification**
Mitigation Measure AES-4.1: I Lighting systems for street and parking areas shall include shields to direct light to the roadway surfaces and parking areas. Vertical shields on the light fixtures shall also be used to direct light away from adjacent light sensitive land uses such as residences.	Project Applicant	Prior to the issuance of building permits	City of Fresno	
Mitigation Measure AES-4.2: Lighting systems for public facilities such as active play areas shall provide adequate illumination for the activity; however, low intensity light fixtures and shields shall be used to minimize spillover light onto adjacent properties.	Project Applicant	Prior to the issuance of building permits	City of Fresno	
Mitigation Measure AES-4.5: Materials used on building facades shall be non-reflective.	Project Applicant	Prior to the issuance of building permits	City of Fresno	
Mitigation Measure AIR-2.1: Prior to future discretionary project approval, development project applicants shall prepare and submit to the Director of the City Planning and Development Department, or designee, a technical assessment evaluating potential project construction phase-related air quality impacts. The evaluation shall be prepared in conformance with SJVAPCD methodology for assessing construction impacts. If construction related air pollutants are determined to have the potential to exceed the SJVAPCD adopted threshold of significance, the Planning and Development Department shall require that applicants for new development projects incorporate mitigation measures into construction plans to reduce air pollutant emissions during construction activities.	Project Applicant	Prior to the issuance of building permits	City of Fresno	

Mitigation Measures Incorporated from the City of Fresno General Plan PEIR				
Mitigation Measure	**Responsible Party for Implementation**	**Implementation Timing**	**Responsible Party for Monitoring**	**Verification**
The identified measures shall be included as part of the Project Conditions of Approval. Possible mitigation measures to reduce construction emissions include but are not limited to: • Install temporary construction power supply meters on site and use these to provide power to electric power tools whenever feasible. If temporary electric power is available on site, forbid the use of portable gasoline- or diesel-fueled electric generators. • Use of diesel oxidation catalysts and/or catalyzed diesel particulate traps on diesel equipment, as feasible. • Maintain equipment according to manufacturers' specifications. • Restrict idling of equipment and trucks to a maximum of 5 minutes (per California Air Resources Board [CARB] regulation). • Phase grading operations to reduce disturbed areas and times of exposure. • Avoid excavation and grading during wet weather. • Limit on-site construction routes and stabilize construction entrance(s). • Remove existing vegetation only when absolutely necessary. • Sweep up spilled dry materials (e.g., cement, mortar, or dirt track-out) immediately. Never attempt to wash them away with water. Use only minimal water for dust control. • Store stockpiled materials and wastes under a temporary roof or secured plastic sheeting or tarp.				
Mitigation Measure AIR-2.2: Prior to future discretionary project approval, development project applicants shall prepare and submit to the Director of the City Planning and Development Department, or designee, a technical assessment evaluating potential project operation-related air quality impacts. The evaluation shall be prepared in conformance with SJVAPCD methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the SJVAPCD-adopted thresholds of significance, the Planning and Development Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the Project Conditions of	Project Applicant	Prior to issuance of building permits	City of Fresno	

Mitigation Measures Incorporated from the City of Fresno General Plan PEIR				
Mitigation Measure	**Responsible Party for Implementation**	**Implementation Timing**	**Responsible Party for Monitoring**	**Verification**
Approval. Possible mitigation measures to reduce long-term emissions include but are not limited to: • For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plugging in the anticipated number of refrigerated trailers to reduce idling time and emissions. • Applicants for manufacturing and light industrial uses shall consider energy storage (i.e., battery) and combined heat and power (CHP, also known as cogeneration) in appropriate applications to optimize renewable energy generation systems and avoid peak energy use. • Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with CARB Rule 2845 (13 California Code of Regulations [CCR] Chapter 10, Section 2485). • Require that 240-volt electrical outlets or Level 3 chargers be installed in parking lots that would enable charging of neighborhood electric vehicles (NEVs) and/or battery powered vehicles. • Maximize use of solar energy including solar panels; installing the maximum possible number of solar energy arrays on building roofs throughout the city to generate solar energy. • Maximize the planting of trees in landscaping and parking lots. • Use light-colored paving and roofing materials. • Require use of electric or alternatively fueled street-sweepers with HEPA filters. • Require use of electric lawn mowers and leaf blowers. • Utilize only Energy Star heating, cooling, and lighting devices, and appliances. • Use of water-based or low volatile organic compound (VOC) cleaning products.				
Mitigation Measure BIO-1.1: Construction of a proposed project should avoid, where possible, vegetation communities that provide suitable habitat for a special-status species known to occur within the Planning Area. If construction within potentially suitable habitat must occur, the presence/absence of any special-status plant or wildlife species must be determined prior to construction, to determine if the habitat supports	Project Applicant	Prior to commencement of construction activities	City of Fresno	

Mitigation Measures Incorporated from the City of Fresno General Plan PEIR				
Mitigation Measure	**Responsible Party for Implementation**	**Implementation Timing**	**Responsible Party for Monitoring**	**Verification**
any special-status species. If a special-status species are determined to occupy any portion of a project site, avoidance and minimization measures shall be incorporated into the construction phase of a project to avoid direct or incidental take of a listed species to the greatest extent feasible.				
Mitigation Measure BIO-1.2: Direct or incidental take of any State or federally listed species shall be avoided to the greatest extent feasible. If construction of a proposed project will result in the direct or incidental take of a listed species, consultation with the resources agencies and/or additional permitting may be required. Agency consultation through the CDFW 2081 and USFWS Section 7 or Section 10 permitting processes shall take place prior to any action that may result in the direct or incidental take of a listed species. Specific mitigation measures for direct or incidental impacts to special-status species shall be determined on a case-by-case basis through agency consultation during the review process for discretionary projects and shall be consistent with survey protocols and mitigations measures recommended by the agency at the time of consultation.	Project Applicant	The City shall ensure that this measure is incorporated into project plans prior to project approval.	City of Fresno	
Mitigation Measure BIO-1.4: Proposed projects within the Planning Area should avoid, if possible, construction within the general nesting season of February through August for avian species protected under Fish and Game Code 3500 and the Migratory Bird Treaty Act (MBTA) if it is determined that suitable nesting habitat occurs on a project site. If construction cannot avoid the nesting season, a pre-construction clearance survey shall be conducted by a qualified biologist to determine if any nesting birds or nesting activity is observed on or within 500 feet of a project site. If an active nest is observed during the survey, a biological monitor shall be onsite to ensure that no proposed project activities would impact the active nest. A suitable buffer shall be established around the active nest until the nestlings have fledged and the nest is no longer active. Project activities may continue in the vicinity of the nest only at the discretion of the biological monitor. Prior to the commencement of grading activities and issuance of any building permits, the Director of the City of Fresno Planning and Development Department, or designee, shall verify that all proposed project grading and construction plans include specific documentation regarding the requirements of the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Section	Project Applicant	Prior to and During construction	PDD and CDFW	

Mitigation Measures Incorporated from the City of Fresno General Plan PEIR				
Mitigation Measure	**Responsible Party for Implementation**	**Implementation Timing**	**Responsible Party for Monitoring**	**Verification**
3503, that preconstruction surveys have been completed and the results reviewed by staff, and that the appropriate buffers (if needed) are noted on the plans and established in the field. Specific mitigation measures for direct or incidental impacts to avian species protected under Fish and Game Code 3500 and the Migratory Bird Treaty Act (MBTA) shall be determined on a case-by-case basis through agency consultation during the review process for discretionary projects and shall be consistent with survey protocols and mitigations measures recommended by the agency at the time of consultation.				
Mitigation Measure BIO-2.1: A pre-construction clearance survey, following current CDFW protocols, shall be conducted by a qualified biologist to determine if a proposed project will result in the removal or impact to any riparian habitat and/or a special-status natural community with the potential to occur in the Planning Area, compensatory habitat-based mitigation shall be required to reduce project impacts. Compensatory mitigation must involve the preservation or restoration or the purchase of off-site mitigation credits for impacts to riparian habitat and/or a special-status natural community. Mitigation must be conducted in-kind or within an approved mitigation bank in the region. The specific mitigation ratio for habitat-based mitigation shall be determined through consultation with the appropriate agency (i.e., CDFW or USFWS) on a case-by-case basis. The project applicant/developer for a proposed project shall develop and implement appropriate mitigation regarding impacts on their respective jurisdiction.	Project Applicant	Prior to and During construction	PDD and CDFW	
Mitigation Measure CUL-1.1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be	Project Applicant	Prior to commencement of and during construction activities	City of Fresno	

Mitigation Measures Incorporated from the City of Fresno General Plan PEIR				
Mitigation Measure	**Responsible Party for Implementation**	**Implementation Timing**	**Responsible Party for Monitoring**	**Verification**
identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any historical artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.				
Mitigation Measure CUL-1.2: Prior to approval of any discretionary project that could result in an adverse change to a potential historic and/or cultural resource, the City shall require a site-specific evaluation of historic and/or cultural resources by a professional who meets the Secretary of Interior's Qualifications. The evaluation shall provide recommendations to mitigate potential impacts to historic and/or cultural resources and shall be approved by the Director of Planning and Development.	Project Applicant	Prior to commencement of, and during, construction activities.	City of Fresno	
Mitigation Measure CUL-2: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for prehistoric archaeological resources shall be conducted. The following procedures shall be followed. • If prehistoric resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that buried prehistoric archaeological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find, and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with CEQA Guidelines Section 15064.5. If the resources are determined to be unique prehistoric archaeological resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and	Project Applicant	Prior to commencement of, and during, construction activities.	City of Fresno	

Mitigation Measures Incorporated from the City of Fresno General Plan PEIR				
Mitigation Measure	**Responsible Party for Implementation**	**Implementation Timing**	**Responsible Party for Monitoring**	**Verification**
recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any prehistoric archaeological artifacts recovered as a result of mitigation shall be provided to a City approved institution or person who is capable of providing longterm preservation to allow future scientific study. • If prehistoric resources are found during the field survey or literature review, the resources shall be inventoried using appropriate State record forms and submit the forms to the Southern San Joaquin Valley Information Center. The resources shall be evaluated for significance. If the resources are found to be significant, measures shall be identified by the qualified archaeologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. In addition, appropriate mitigation for excavation and construction activities in the vicinity of the resources found during the field survey or literature review shall include an archaeological monitor. The monitoring period shall be determined by the qualified archaeologist. If additional prehistoric archaeological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed.				
Mitigation Measure CUL-3: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains. Pursuant to PRC Section 5097.98(b), upon the discovery of Native American	Project Applicant	Prior to commencement of and during construction activities	City of Fresno	

Mitigation Measures Incorporated from the City of Fresno General Plan PEIR				
Mitigation Measure	**Responsible Party for Implementation**	**Implementation Timing**	**Responsible Party for Monitoring**	**Verification**
remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.				
Mitigation Measure GEO-6.1: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for unique paleontological/geological resources shall be conducted. The following procedures shall be followed: • If unique paleontological/geological resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that unique paleontological/geological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified paleontologist shall be consulted to determine whether the resource requires further study. The qualified paleontologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to, excavation of the finds and evaluation of the finds. If the resources are determined to be significant, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any paleontological/geological resources recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of	Project Applicant	Prior to development approvals	City of Fresno	

Mitigation Measures Incorporated from the City of Fresno General Plan PEIR				
Mitigation Measure	**Responsible Party for Implementation**	**Implementation Timing**	**Responsible Party for Monitoring**	**Verification**
providing long-term preservation to allow future scientific study. • If unique paleontological/geological resources are found during the field survey or literature review, the resources shall be inventoried and evaluated for significance. If the resources are found to be significant, mitigation measures shall be identified by the qualified paleontologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. In addition, appropriate mitigation for excavation and construction activities in the vicinity of the resources found during the field survey or literature review shall include a paleontological monitor. The monitoring period shall be determined by the qualified paleontologist. If additional paleontological/geological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed.				
Mitigation Measure GHG-1.1: Prior to the City's approval of subsequent discretionary projects, the Director of the City Planning and Development Department, or designee, shall confirm that development projects are consistent with the Recirculated GHG Reduction Plan Update (2021) and shall implement all measures deemed applicable to the project through the GHG Reduction Plan Update-Project Consistency Checklist (Appendix B to the GHG Reduction Plan Update).	Project Applicant	Prior to discretionary approval	City of Fresno	
HYD-3.1: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned SDFCMP collection systems: • Coordinate with FMFCD to implement the existing Storm Drainage and Flood Control Master Plan (SDFCMP) for collection systems in drainage areas where the amount of imperviousness is unaffected by the change in land uses. • Coordinate with FMFCD to update the SDFCMP in those drainage areas where the amount of imperviousness increased due to the change in land uses to determine the changes in the collection systems that would need to occur to provide adequate capacity for the stormwater runoff from the increased imperviousness. • As development is proposed, implement current	City of Fresno	Ongoing.	City of Fresno	

Mitigation Measures Incorporated from the City of Fresno General Plan PEIR				
Mitigation Measure	**Responsible Party for Implementation**	**Implementation Timing**	**Responsible Party for Monitoring**	**Verification**
SDFCMP to provide stormwater collection systems that have sufficient capacity to convey the peak runoff rates from the areas of increased imperviousness. • Require developments that increase site imperviousness to install, operate, and maintain FMFCD approved on-site detention systems to reduce the peak runoff rates resulting from the increased imperviousness to the peak runoff rates that will not exceed the capacity of the existing stormwater collection systems.				
HYD-3.2: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned SDFCMP retention basins: Prior to approval of development projects, coordinate with FMFCD to analyze the impacts to existing and planned retention basins to determine remedial measures required to reduce the impact on retention basin capacity to less than significant. Remedial measures would include: • Increase the size of the retention basin through the purchase of more land or deepening the basin, or a combination for planned retention basins. • Require developments that increase runoff volume to install, operate, and maintain Low Impact Development (LID) measures to reduce runoff volume to the runoff volume that will not exceed the capacity of the existing retention basins.	City of Fresno	Prior to issuance of building permits.	City of Fresno	
HYD-3.3: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned SDFCMP urban detention (stormwater quality) basins: Prior to approval of development projects, coordinate with FMFCD to determine the impacts to the urban detention basin weir overflow rates and determine remedial measures required to reduce the impact on the detention basin capacity to less than significant. Remedial measures would include: • Modify overflow weir to maintain the suspended solids removal rates adopted by the FMFCD Board of Directors. • Increase the size of the urban detention basin to increase residence time by purchasing more land. The existing detention basins are already at the adopted design depth. • Require developments that increase runoff volume to install, operate, and maintain Low Impact Development (LID) measures to reduce peak runoff rates and runoff volume to the runoff rates and volumes that will not exceed the weir	City of Fresno	Prior to development approvals	City of Fresno	

Mitigation Measures Incorporated from the City of Fresno General Plan PEIR				
Mitigation Measure	**Responsible Party for Implementation**	**Implementation Timing**	**Responsible Party for Monitoring**	**Verification**
overflow rates of the existing urban detention basins.				
HYD-3.4: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned SDFCMP pump disposal systems: • Prior to approval of development projects, coordinate with FMFCD to determine the extent and degree to which the capacity of the existing pump system will be exceeded. • Require new developments to install, operate, and maintain on-site detention facilities, consistent with FMFCD design standards, to reduce peak stormwater runoff rates to existing planned peak runoff rates. • Provide additional pump system capacity to the maximum allowed by existing permitting to increase the capacity to match or exceed the peak runoff rates determined by the SDFCMP.	City of Fresno	Prior to development approvals	City of Fresno	
Mitigation Measure PSR-1.1 :As future fire facilities are planned, environmental review of proposed facilities shall be completed to meet the requirements of CEQA. Typical impacts from fire facilities include air quality/greenhouse gas emissions, noise, traffic, and lighting.	City of Fresno	Prior to development approvals	City of Fresno	
Mitigation Measure PSR-1.2:As future police facilities are planned, environmental review of proposed facilities shall be completed to meet the requirements of CEQA. Typical impacts from police facilities include air quality/greenhouse gas emissions, noise, traffic, and lighting	City of Fresno	Prior to development approvals	City of Fresno	
Mitigation Measure PSR-1.4:As future public facilities are planned by the City of Fresno (e.g., court, library, and hospital facilities), environmental review of the proposed facilities shall be completed to meet the requirements of CEQA. Typical impacts from public facilities include air quality/greenhouse gas emissions, noise, traffic, and lighting.	City of Fresno	Prior to development approvals	City of Fresno	
Mitigation Measure UTL-1.1.1: The City shall evaluate the water conveyance system and, at the time that discretionary projects are submitted for approval by the City, the City shall not approve development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be evaluated for potential environmental impacts and constructed by the City by approximately 2025. • Construct 65 new groundwater wells, in	City of Fresno	Prior to development approvals	City of Fresno	

Mitigation Measures Incorporated from the City of Fresno General Plan PEIR				
Mitigation Measure	**Responsible Party for Implementation**	**Implementation Timing**	**Responsible Party for Monitoring**	**Verification**
accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct a 2.0 million gallon potable water reservoir (Reservoir T2) near the intersection of Clovis and California Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct a 4.0 million gallon potable water reservoir (Reservoir T5) near the intersection of Ashlan and Chestnut Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct a 4.0 million gallon potable water reservoir (Reservoir T6) near the intersection of Ashlan Avenue and Highway 99, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct 50.3 miles of regional water transmission mains ranging in size from 24-inch to 48-inch, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct 95.9 miles of 16-inch transmission grid mains in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Prior to initiating construction of any of the capacity improvement projects identified above, the City shall conduct appropriate environmental analyses for each project to determine whether environmental impacts would occur.				
Mitigation Measure UTL-1.2.1: The City shall evaluate the water supply system at the time discretionary projects are submitted and shall not approve development that would demand additional water until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be evaluated for potential environmental impacts and constructed by the City. • Construct an approximately 30 mgd expansion of the existing northeast surface water treatment facility for a total capacity of 60 mgd, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct an approximately 20 mgd surface water treatment facility in the southwest portion of the City, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 25,000 AF/year recycled water facility as an expansion to the RWRF in	City of Fresno	Prior to development approvals	City of Fresno	

Mitigation Measures Incorporated from the City of Fresno General Plan PEIR				
Mitigation Measure	**Responsible Party for Implementation**	**Implementation Timing**	**Responsible Party for Monitoring**	**Verification**
accordance with the January 2014 City of Fresno Metropolitan Water Resources Management Plan. This improvement is required after the year 2025.				
Mitigation Measure UTL-1.3.1: The City shall evaluate the wastewater system at the time discretionary projects are submitted and shall not approve development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. By approximately the year 2025, the City shall evaluate the potential environmental impacts and construct the following improvements. • Construct an approximately 70 mgd expansion of the Regional Wastewater Treatment Facility prior to flows reaching 80 percent of rated capacity, and obtain revised waste discharge permits as the generation of wastewater is increased. • Construct an approximately 0.49 mgd expansion of the North Facility and obtain revised waste discharge permits as the generation of wastewater is increased.	City of Fresno	Prior to approval	City of Fresno	
Mitigation Measure UTL-1.3.2: The City shall evaluate the wastewater system at the time discretionary projects are submitted and shall not approve development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. After approximately the year 2025, the City shall evaluate the potential environmental impacts of and construct the following improvements. • Construct an approximately 24 mgd Wastewater Treatment Facility within the Southeast Development Area and obtain revised waste discharge permits as the generation of wastewater is increased. • Construct an approximately 9.6 mgd expansion of the Regional Wastewater Treatment Facility and obtain revised waste discharge permits as the generation of wastewater is increased.	City of Fresno	Prior to approval	City of Fresno	
Mitigation Measure UTL-1.4.1: Consistent with the Sewer System Management Plan, the City shall evaluate the wastewater collection system at the time discretionary projects are submitted and shall not approve development that would generate additional wastewater and exceed the capacity of a facility until additional capacity is provided.	City of Fresno	Prior to approval	City of Fresno	

3.7 Supporting Information and Sources

1. AB 3098 List
2. EMFAC2014
3. City of Fresno General Plan
4. City of Fresno General Plan PEIR
5. Fresno Greenhouse Gas Reduction Plan
6. City of Fresno Zoning Ordinance
7. Engineering Standards, City of Fresno
8. SJVAPCD Regulations and Guidelines
9. Flood Insurance Rate Maps
10. California Air Resources Board's (CARB's) Air Quality and Land Use Handbook
11. 2019 California Environmental Quality Act CEQA Guidelines
12. California Building Code
13. California Stormwater Pollution Prevention Program (SWPPP)
14. "Construction Noise Handbook." U.S. Department of Transportation/Federal Highway Administration.
15. Government Code Section 65962.5
16. California Environmental Protection Agency (CEPA) San Joaquin Valley Air Pollution Control District Mitigation Measures (http://www.valleyair.org/transportation/Mitigation-Measures.pdf
17. PG&E 2017 Power Content Label
18. Transit Noise and Vibration Impact Assessment, Federal Transit Administration, May 2006.

Section 4

List of Preparers

City of Fresno
2600 Fresno Street
Fresno CA 93721

SECTION 4
List of Preparers

Project Title: Ajit Gill Apartments

List of Preparers

4-Creeks Inc.
- David Duda, AICP
- Molly McDonnel, Associate Planner
- Ellie Krantz, Assistant Planner

Persons and Agencies Consulted

The following individuals and agencies contributed to this Initial Study:

City of Fresno
- Erik Young, Planner
- Kristi Costa, Senior Deputy City Attorney

California Historic Resources Information System
- Celeste Thompson, Coordinator
- Jeremy David, Assistant Coordinator

SOAR Environmental Consulting
- Joe Bashore, Environmental Planner
- Jon K Sarquis, Sr. Marketing Manager

WJV Acoustics, Inc
- Walter J. Van Groningen, President

Peters Engineering Group
- John Rowland, PE, TE

Appendix A

CalEEMod Report

Ajit Gill Apartments

San Joaquin Valley Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	96.00	Dwelling Unit	4.77	45,332.00	275

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.7	**Precipitation Freq (Days)**	45
Climate Zone	3			**Operational Year**	2023
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acerage is 4.77 and building footprint is 45,332 Square Feet

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	96,000.00	45,332.00
tblLandUse	LotAcreage	6.00	4.77
tblWoodstoves	NumberCatalytic	4.77	0.00
tblWoodstoves	NumberNoncatalytic	4.77	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2048	1.7945	1.8067	3.4600e-003	0.1238	0.0867	0.2105	0.0524	0.0813	0.1336	0.0000	302.5084	302.5084	0.0634	0.0000	304.0942
2023	0.4976	0.6051	0.7328	1.3800e-003	0.0232	0.0282	0.0513	6.2000e-003	0.0265	0.0327	0.0000	120.1939	120.1939	0.0241	0.0000	120.7958
Maximum	**0.4976**	**1.7945**	**1.8067**	**3.4600e-003**	**0.1238**	**0.0867**	**0.2105**	**0.0524**	**0.0813**	**0.1336**	**0.0000**	**302.5084**	**302.5084**	**0.0634**	**0.0000**	**304.0942**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2048	1.7945	1.8067	3.4600e-003	0.1238	0.0867	0.2105	0.0524	0.0813	0.1336	0.0000	302.5082	302.5082	0.0634	0.0000	304.0940
2023	0.4976	0.6051	0.7328	1.3800e-003	0.0232	0.0282	0.0513	6.2000e-003	0.0265	0.0327	0.0000	120.1938	120.1938	0.0241	0.0000	120.7957
Maximum	**0.4976**	**1.7945**	**1.8067**	**3.4600e-003**	**0.1238**	**0.0867**	**0.2105**	**0.0524**	**0.0813**	**0.1336**	**0.0000**	**302.5082**	**302.5082**	**0.0634**	**0.0000**	**304.0940**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**4-1-2022**	**6-30-2022**	0.7692	0.7692
2	**7-1-2022**	**9-30-2022**	0.6181	0.6181
3	**10-1-2022**	**12-31-2022**	0.6187	0.6187
4	**1-1-2023**	**3-31-2023**	0.5523	0.5523
5	**4-1-2023**	**6-30-2023**	0.5623	0.5623
		Highest	0.7692	0.7692

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2453	0.0441	0.7283	2.7000e-004		6.8500e-003	6.8500e-003		6.8500e-003	6.8500e-003	0.0000	42.7523	42.7523	1.9200e-003	7.6000e-004	43.0274
Energy	7.3200e-003	0.0625	0.0266	4.0000e-004		5.0600e-003	5.0600e-003		5.0600e-003	5.0600e-003	0.0000	203.0515	203.0515	7.2900e-003	2.5500e-003	203.9937
Mobile	0.1906	1.8610	2.0553	0.0110	0.6996	6.4600e-003	0.7061	0.1881	6.0600e-003	0.1942	0.0000	1,025.4605	1,025.4605	0.0520	0.0000	1,026.7608
Waste						0.0000	0.0000		0.0000	0.0000	8.9641	0.0000	8.9641	0.5298	0.0000	22.2081
Water						0.0000	0.0000		0.0000	0.0000	1.9844	13.8608	15.8451	0.2044	4.9400e-003	22.4288
Total	**0.4432**	**1.9677**	**2.8102**	**0.0117**	**0.6996**	**0.0184**	**0.7180**	**0.1881**	**0.0180**	**0.2061**	**10.9484**	**1,285.1250**	**1,296.0734**	**0.7954**	**8.2500e-003**	**1,318.4188**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2453	0.0441	0.7283	2.7000e-004		6.8500e-003	6.8500e-003		6.8500e-003	6.8500e-003	0.0000	42.7523	42.7523	1.9200e-003	7.6000e-004	43.0274
Energy	7.3200e-003	0.0625	0.0266	4.0000e-004		5.0600e-003	5.0600e-003		5.0600e-003	5.0600e-003	0.0000	203.0515	203.0515	7.2900e-003	2.5500e-003	203.9937
Mobile	0.1608	1.5874	1.4369	7.4000e-003	0.4267	4.1900e-003	0.4309	0.1147	3.9300e-003	0.1187	0.0000	688.4808	688.4808	0.0446	0.0000	689.5955
Waste						0.0000	0.0000		0.0000	0.0000	8.9641	0.0000	8.9641	0.5298	0.0000	22.2081
Water						0.0000	0.0000		0.0000	0.0000	1.9844	13.8608	15.8451	0.2044	4.9400e-003	22.4288
Total	**0.4134**	**1.6940**	**2.1917**	**8.0700e-003**	**0.4267**	**0.0161**	**0.4428**	**0.1147**	**0.0158**	**0.1306**	**10.9484**	**948.1453**	**959.0938**	**0.7880**	**8.2500e-003**	**981.2535**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**6.73**	**13.91**	**22.01**	**31.03**	**39.01**	**12.36**	**38.33**	**39.01**	**11.85**	**36.65**	**0.00**	**26.22**	**26.00**	**0.93**	**0.00**	**25.57**

3.0 Construction Detail

Construction Phase

Ajit Gill Apartments - San Joaquin Valley Air Basin, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	4/1/2022	4/28/2022	5	20	
2	Site Preparation	Site Preparation	4/29/2022	5/5/2022	5	5	
3	Grading	Grading	5/6/2022	5/17/2022	5	8	
4	Building Construction	Building Construction	5/18/2022	4/4/2023	5	230	
5	Paving	Paving	4/5/2023	4/28/2023	5	18	
6	Architectural Coating	Architectural Coating	4/29/2023	5/24/2023	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 91,797; Residential Outdoor: 30,599; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Ajit Gill Apartments - San Joaquin Valley Air Basin, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	6.00	132	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	69.00	10.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	14.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0264	0.2572	0.2059	3.9000e-004		0.0124	0.0124		0.0116	0.0116	0.0000	33.9902	33.9902	9.5500e-003	0.0000	34.2289
Total	**0.0264**	**0.2572**	**0.2059**	**3.9000e-004**		**0.0124**	**0.0124**		**0.0116**	**0.0116**	**0.0000**	**33.9902**	**33.9902**	**9.5500e-003**	**0.0000**	**34.2289**

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.4000e-004	3.4000e-004	3.6200e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0023	1.0023	2.0000e-005	0.0000	1.0029
Total	**5.4000e-004**	**3.4000e-004**	**3.6200e-003**	**1.0000e-005**	**1.2000e-003**	**1.0000e-005**	**1.2100e-003**	**3.2000e-004**	**1.0000e-005**	**3.3000e-004**	**0.0000**	**1.0023**	**1.0023**	**2.0000e-005**	**0.0000**	**1.0029**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0264	0.2572	0.2059	3.9000e-004		0.0124	0.0124		0.0116	0.0116	0.0000	33.9902	33.9902	9.5500e-003	0.0000	34.2289
Total	**0.0264**	**0.2572**	**0.2059**	**3.9000e-004**		**0.0124**	**0.0124**		**0.0116**	**0.0116**	**0.0000**	**33.9902**	**33.9902**	**9.5500e-003**	**0.0000**	**34.2289**

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.4000e-004	3.4000e-004	3.6200e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0023	1.0023	2.0000e-005	0.0000	1.0029
Total	**5.4000e-004**	**3.4000e-004**	**3.6200e-003**	**1.0000e-005**	**1.2000e-003**	**1.0000e-005**	**1.2100e-003**	**3.2000e-004**	**1.0000e-005**	**3.3000e-004**	**0.0000**	**1.0023**	**1.0023**	**2.0000e-005**	**0.0000**	**1.0029**

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.9300e-003	0.0827	0.0492	1.0000e-004		4.0300e-003	4.0300e-003		3.7100e-003	3.7100e-003	0.0000	8.3599	8.3599	2.7000e-003	0.0000	8.4274
Total	**7.9300e-003**	**0.0827**	**0.0492**	**1.0000e-004**	**0.0452**	**4.0300e-003**	**0.0492**	**0.0248**	**3.7100e-003**	**0.0285**	**0.0000**	**8.3599**	**8.3599**	**2.7000e-003**	**0.0000**	**8.4274**

3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-004	1.0000e-004	1.0800e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3007	0.3007	1.0000e-005	0.0000	0.3009
Total	**1.6000e-004**	**1.0000e-004**	**1.0800e-003**	**0.0000**	**3.6000e-004**	**0.0000**	**3.6000e-004**	**1.0000e-004**	**0.0000**	**1.0000e-004**	**0.0000**	**0.3007**	**0.3007**	**1.0000e-005**	**0.0000**	**0.3009**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.9300e-003	0.0827	0.0492	1.0000e-004		4.0300e-003	4.0300e-003		3.7100e-003	3.7100e-003	0.0000	8.3598	8.3598	2.7000e-003	0.0000	8.4274
Total	**7.9300e-003**	**0.0827**	**0.0492**	**1.0000e-004**	**0.0452**	**4.0300e-003**	**0.0492**	**0.0248**	**3.7100e-003**	**0.0285**	**0.0000**	**8.3598**	**8.3598**	**2.7000e-003**	**0.0000**	**8.4274**

3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-004	1.0000e-004	1.0800e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3007	0.3007	1.0000e-005	0.0000	0.3009
Total	**1.6000e-004**	**1.0000e-004**	**1.0800e-003**	**0.0000**	**3.6000e-004**	**0.0000**	**3.6000e-004**	**1.0000e-004**	**0.0000**	**1.0000e-004**	**0.0000**	**0.3007**	**0.3007**	**1.0000e-005**	**0.0000**	**0.3009**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7900e-003	0.0834	0.0611	1.2000e-004		3.7600e-003	3.7600e-003		3.4600e-003	3.4600e-003	0.0000	10.4219	10.4219	3.3700e-003	0.0000	10.5062
Total	**7.7900e-003**	**0.0834**	**0.0611**	**1.2000e-004**	**0.0262**	**3.7600e-003**	**0.0300**	**0.0135**	**3.4600e-003**	**0.0169**	**0.0000**	**10.4219**	**10.4219**	**3.3700e-003**	**0.0000**	**10.5062**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.4000e-004	1.4500e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4009	0.4009	1.0000e-005	0.0000	0.4012
Total	**2.2000e-004**	**1.4000e-004**	**1.4500e-003**	**0.0000**	**4.8000e-004**	**0.0000**	**4.8000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.4009**	**0.4009**	**1.0000e-005**	**0.0000**	**0.4012**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7900e-003	0.0834	0.0611	1.2000e-004		3.7600e-003	3.7600e-003		3.4600e-003	3.4600e-003	0.0000	10.4219	10.4219	3.3700e-003	0.0000	10.5062
Total	**7.7900e-003**	**0.0834**	**0.0611**	**1.2000e-004**	**0.0262**	**3.7600e-003**	**0.0300**	**0.0135**	**3.4600e-003**	**0.0169**	**0.0000**	**10.4219**	**10.4219**	**3.3700e-003**	**0.0000**	**10.5062**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.4000e-004	1.4500e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4009	0.4009	1.0000e-005	0.0000	0.4012
Total	**2.2000e-004**	**1.4000e-004**	**1.4500e-003**	**0.0000**	**4.8000e-004**	**0.0000**	**4.8000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.4009**	**0.4009**	**1.0000e-005**	**0.0000**	**0.4012**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1391	1.2727	1.3336	2.2000e-003		0.0659	0.0659		0.0620	0.0620	0.0000	188.8561	188.8561	0.0452	0.0000	189.9872
Total	**0.1391**	**1.2727**	**1.3336**	**2.2000e-003**		**0.0659**	**0.0659**		**0.0620**	**0.0620**	**0.0000**	**188.8561**	**188.8561**	**0.0452**	**0.0000**	**189.9872**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4400e-003	0.0851	0.0151	2.3000e-004	5.4000e-003	2.2000e-004	5.6200e-003	1.5600e-003	2.1000e-004	1.7700e-003	0.0000	21.5997	21.5997	1.6000e-003	0.0000	21.6398
Worker	0.0203	0.0128	0.1355	4.2000e-004	0.0450	3.0000e-004	0.0453	0.0120	2.8000e-004	0.0122	0.0000	37.5768	37.5768	9.2000e-004	0.0000	37.5997
Total	**0.0227**	**0.0979**	**0.1507**	**6.5000e-004**	**0.0504**	**5.2000e-004**	**0.0509**	**0.0135**	**4.9000e-004**	**0.0140**	**0.0000**	**59.1765**	**59.1765**	**2.5200e-003**	**0.0000**	**59.2396**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1391	1.2727	1.3336	2.2000e-003		0.0659	0.0659		0.0620	0.0620	0.0000	188.8559	188.8559	0.0452	0.0000	189.9870
Total	**0.1391**	**1.2727**	**1.3336**	**2.2000e-003**		**0.0659**	**0.0659**		**0.0620**	**0.0620**	**0.0000**	**188.8559**	**188.8559**	**0.0452**	**0.0000**	**189.9870**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4400e-003	0.0851	0.0151	2.3000e-004	5.4000e-003	2.2000e-004	5.6200e-003	1.5600e-003	2.1000e-004	1.7700e-003	0.0000	21.5997	21.5997	1.6000e-003	0.0000	21.6398
Worker	0.0203	0.0128	0.1355	4.2000e-004	0.0450	3.0000e-004	0.0453	0.0120	2.8000e-004	0.0122	0.0000	37.5768	37.5768	9.2000e-004	0.0000	37.5997
Total	**0.0227**	**0.0979**	**0.1507**	**6.5000e-004**	**0.0504**	**5.2000e-004**	**0.0509**	**0.0135**	**4.9000e-004**	**0.0140**	**0.0000**	**59.1765**	**59.1765**	**2.5200e-003**	**0.0000**	**59.2396**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0527	0.4819	0.5442	9.0000e-004		0.0234	0.0234		0.0221	0.0221	0.0000	77.6546	77.6546	0.0185	0.0000	78.1164
Total	**0.0527**	**0.4819**	**0.5442**	**9.0000e-004**		**0.0234**	**0.0234**		**0.0221**	**0.0221**	**0.0000**	**77.6546**	**77.6546**	**0.0185**	**0.0000**	**78.1164**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0000e-004	0.0270	5.1300e-003	9.0000e-005	2.2200e-003	3.0000e-005	2.2500e-003	6.4000e-004	3.0000e-005	6.7000e-004	0.0000	8.6626	8.6626	4.5000e-004	0.0000	8.6739
Worker	7.7400e-003	4.7100e-003	0.0508	1.6000e-004	0.0185	1.2000e-004	0.0186	4.9100e-003	1.1000e-004	5.0200e-003	0.0000	14.8697	14.8697	3.4000e-004	0.0000	14.8781
Total	**8.4400e-003**	**0.0317**	**0.0559**	**2.5000e-004**	**0.0207**	**1.5000e-004**	**0.0209**	**5.5500e-003**	**1.4000e-004**	**5.6900e-003**	**0.0000**	**23.5322**	**23.5322**	**7.9000e-004**	**0.0000**	**23.5519**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0527	0.4819	0.5442	9.0000e-004		0.0234	0.0234		0.0221	0.0221	0.0000	77.6545	77.6545	0.0185	0.0000	78.1163
Total	**0.0527**	**0.4819**	**0.5442**	**9.0000e-004**		**0.0234**	**0.0234**		**0.0221**	**0.0221**	**0.0000**	**77.6545**	**77.6545**	**0.0185**	**0.0000**	**78.1163**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0000e-004	0.0270	5.1300e-003	9.0000e-005	2.2200e-003	3.0000e-005	2.2500e-003	6.4000e-004	3.0000e-005	6.7000e-004	0.0000	8.6626	8.6626	4.5000e-004	0.0000	8.6739
Worker	7.7400e-003	4.7100e-003	0.0508	1.6000e-004	0.0185	1.2000e-004	0.0186	4.9100e-003	1.1000e-004	5.0200e-003	0.0000	14.8697	14.8697	3.4000e-004	0.0000	14.8781
Total	**8.4400e-003**	**0.0317**	**0.0559**	**2.5000e-004**	**0.0207**	**1.5000e-004**	**0.0209**	**5.5500e-003**	**1.4000e-004**	**5.6900e-003**	**0.0000**	**23.5322**	**23.5322**	**7.9000e-004**	**0.0000**	**23.5519**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.2600e-003	0.0791	0.1097	1.7000e-004		3.9200e-003	3.9200e-003		3.6200e-003	3.6200e-003	0.0000	14.7407	14.7407	4.6300e-003	0.0000	14.8565
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**8.2600e-003**	**0.0791**	**0.1097**	**1.7000e-004**		**3.9200e-003**	**3.9200e-003**		**3.6200e-003**	**3.6200e-003**	**0.0000**	**14.7407**	**14.7407**	**4.6300e-003**	**0.0000**	**14.8565**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-004	3.7000e-004	3.9500e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.1579	1.1579	3.0000e-005	0.0000	1.1586
Total	**6.0000e-004**	**3.7000e-004**	**3.9500e-003**	**1.0000e-005**	**1.4400e-003**	**1.0000e-005**	**1.4500e-003**	**3.8000e-004**	**1.0000e-005**	**3.9000e-004**	**0.0000**	**1.1579**	**1.1579**	**3.0000e-005**	**0.0000**	**1.1586**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.2600e-003	0.0791	0.1097	1.7000e-004		3.9200e-003	3.9200e-003		3.6200e-003	3.6200e-003	0.0000	14.7407	14.7407	4.6300e-003	0.0000	14.8565
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**8.2600e-003**	**0.0791**	**0.1097**	**1.7000e-004**		**3.9200e-003**	**3.9200e-003**		**3.6200e-003**	**3.6200e-003**	**0.0000**	**14.7407**	**14.7407**	**4.6300e-003**	**0.0000**	**14.8565**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-004	3.7000e-004	3.9500e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.1579	1.1579	3.0000e-005	0.0000	1.1586
Total	**6.0000e-004**	**3.7000e-004**	**3.9500e-003**	**1.0000e-005**	**1.4400e-003**	**1.0000e-005**	**1.4500e-003**	**3.8000e-004**	**1.0000e-005**	**3.9000e-004**	**0.0000**	**1.1579**	**1.1579**	**3.0000e-005**	**0.0000**	**1.1586**

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4255					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7200e-003	0.0117	0.0163	3.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	2.2979	2.2979	1.4000e-004	0.0000	2.3014
Total	**0.4272**	**0.0117**	**0.0163**	**3.0000e-005**		**6.4000e-004**	**6.4000e-004**		**6.4000e-004**	**6.4000e-004**	**0.0000**	**2.2979**	**2.2979**	**1.4000e-004**	**0.0000**	**2.3014**

3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-004	2.6000e-004	2.7700e-003	1.0000e-005	1.0100e-003	1.0000e-005	1.0100e-003	2.7000e-004	1.0000e-005	2.7000e-004	0.0000	0.8106	0.8106	2.0000e-005	0.0000	0.8110
Total	**4.2000e-004**	**2.6000e-004**	**2.7700e-003**	**1.0000e-005**	**1.0100e-003**	**1.0000e-005**	**1.0100e-003**	**2.7000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.8106**	**0.8106**	**2.0000e-005**	**0.0000**	**0.8110**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4255					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7200e-003	0.0117	0.0163	3.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	2.2979	2.2979	1.4000e-004	0.0000	2.3014
Total	**0.4272**	**0.0117**	**0.0163**	**3.0000e-005**		**6.4000e-004**	**6.4000e-004**		**6.4000e-004**	**6.4000e-004**	**0.0000**	**2.2979**	**2.2979**	**1.4000e-004**	**0.0000**	**2.3014**

3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-004	2.6000e-004	2.7700e-003	1.0000e-005	1.0100e-003	1.0000e-005	1.0100e-003	2.7000e-004	1.0000e-005	2.7000e-004	0.0000	0.8106	0.8106	2.0000e-005	0.0000	0.8110
Total	**4.2000e-004**	**2.6000e-004**	**2.7700e-003**	**1.0000e-005**	**1.0100e-003**	**1.0000e-005**	**1.0100e-003**	**2.7000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.8106**	**0.8106**	**2.0000e-005**	**0.0000**	**0.8110**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

Provide Traffic Calming Measures

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1608	1.5874	1.4369	7.4000e-003	0.4267	4.1900e-003	0.4309	0.1147	3.9300e-003	0.1187	0.0000	688.4808	688.4808	0.0446	0.0000	689.5955
Unmitigated	0.1906	1.8610	2.0553	0.0110	0.6996	6.4600e-003	0.7061	0.1881	6.0600e-003	0.1942	0.0000	1,025.4605	1,025.4605	0.0520	0.0000	1,026.7608

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	632.64	687.36	582.72	1,835,262	1,119,235
Total	632.64	687.36	582.72	1,835,262	1,119,235

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	45.60	19.00	35.40	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.517262	0.031316	0.171418	0.114437	0.017015	0.004840	0.021467	0.112166	0.001792	0.001507	0.005146	0.000939	0.000694

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	130.6314	130.6314	5.9100e-003	1.2200e-003	131.1433
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	130.6314	130.6314	5.9100e-003	1.2200e-003	131.1433
NaturalGas Mitigated	7.3200e-003	0.0625	0.0266	4.0000e-004		5.0600e-003	5.0600e-003		5.0600e-003	5.0600e-003	0.0000	72.4200	72.4200	1.3900e-003	1.3300e-003	72.8504
NaturalGas Unmitigated	7.3200e-003	0.0625	0.0266	4.0000e-004		5.0600e-003	5.0600e-003		5.0600e-003	5.0600e-003	0.0000	72.4200	72.4200	1.3900e-003	1.3300e-003	72.8504

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	1.3571e+006	7.3200e-003	0.0625	0.0266	4.0000e-004		5.0600e-003	5.0600e-003		5.0600e-003	5.0600e-003	0.0000	72.4200	72.4200	1.3900e-003	1.3300e-003	72.8504
Total		**7.3200e-003**	**0.0625**	**0.0266**	**4.0000e-004**		**5.0600e-003**	**5.0600e-003**		**5.0600e-003**	**5.0600e-003**	**0.0000**	**72.4200**	**72.4200**	**1.3900e-003**	**1.3300e-003**	**72.8504**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	1.3571e+006	7.3200e-003	0.0625	0.0266	4.0000e-004		5.0600e-003	5.0600e-003		5.0600e-003	5.0600e-003	0.0000	72.4200	72.4200	1.3900e-003	1.3300e-003	72.8504
Total		**7.3200e-003**	**0.0625**	**0.0266**	**4.0000e-004**		**5.0600e-003**	**5.0600e-003**		**5.0600e-003**	**5.0600e-003**	**0.0000**	**72.4200**	**72.4200**	**1.3900e-003**	**1.3300e-003**	**72.8504**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	449042	130.6314	5.9100e-003	1.2200e-003	131.1433
Total		**130.6314**	**5.9100e-003**	**1.2200e-003**	**131.1433**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	449042	130.6314	5.9100e-003	1.2200e-003	131.1433
Total		**130.6314**	**5.9100e-003**	**1.2200e-003**	**131.1433**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2453	0.0441	0.7283	2.7000e-004		6.8500e-003	6.8500e-003		6.8500e-003	6.8500e-003	0.0000	42.7523	42.7523	1.9200e-003	7.6000e-004	43.0274
Unmitigated	0.2453	0.0441	0.7283	2.7000e-004		6.8500e-003	6.8500e-003		6.8500e-003	6.8500e-003	0.0000	42.7523	42.7523	1.9200e-003	7.6000e-004	43.0274

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0426					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1770					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	4.2000e-003	0.0359	0.0153	2.3000e-004		2.9000e-003	2.9000e-003		2.9000e-003	2.9000e-003	0.0000	41.5879	41.5879	8.0000e-004	7.6000e-004	41.8351
Landscaping	0.0215	8.2200e-003	0.7130	4.0000e-005		3.9500e-003	3.9500e-003		3.9500e-003	3.9500e-003	0.0000	1.1644	1.1644	1.1200e-003	0.0000	1.1924
Total	**0.2453**	**0.0441**	**0.7283**	**2.7000e-004**		**6.8500e-003**	**6.8500e-003**		**6.8500e-003**	**6.8500e-003**	**0.0000**	**42.7523**	**42.7523**	**1.9200e-003**	**7.6000e-004**	**43.0274**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0426					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1770					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	4.2000e-003	0.0359	0.0153	2.3000e-004		2.9000e-003	2.9000e-003		2.9000e-003	2.9000e-003	0.0000	41.5879	41.5879	8.0000e-004	7.6000e-004	41.8351
Landscaping	0.0215	8.2200e-003	0.7130	4.0000e-005		3.9500e-003	3.9500e-003		3.9500e-003	3.9500e-003	0.0000	1.1644	1.1644	1.1200e-003	0.0000	1.1924
Total	**0.2453**	**0.0441**	**0.7283**	**2.7000e-004**		**6.8500e-003**	**6.8500e-003**		**6.8500e-003**	**6.8500e-003**	**0.0000**	**42.7523**	**42.7523**	**1.9200e-003**	**7.6000e-004**	**43.0274**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	15.8451	0.2044	4.9400e-003	22.4288
Unmitigated	15.8451	0.2044	4.9400e-003	22.4288

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	6.25479 / 3.94323	15.8451	0.2044	4.9400e-003	22.4288
Total		**15.8451**	**0.2044**	**4.9400e-003**	**22.4288**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	6.25479 / 3.94323	15.8451	0.2044	4.9400e-003	22.4288
Total		**15.8451**	**0.2044**	**4.9400e-003**	**22.4288**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	8.9641	0.5298	0.0000	22.2081
Unmitigated	8.9641	0.5298	0.0000	22.2081

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	44.16	8.9641	0.5298	0.0000	22.2081
Total		**8.9641**	**0.5298**	**0.0000**	**22.2081**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	44.16	8.9641	0.5298	0.0000	22.2081
Total		**8.9641**	**0.5298**	**0.0000**	**22.2081**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Appendix B

Biological Resource Assessment

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Biological Resource Assessment

Ajit Gill Apartment Development Project
Assessor Parcel Number 510-022-01S
Fresno, CA

Prepared for

4CREEKS

324 South Santa Fe Street, Suite A
Visalia, CA 93292

Prepared by

1401 Fulton St, Suite 918
Fresno, CA 93721

January 13, 2022

Executive Summary

As lead agency, the City of Fresno has tasked 4Creeks, Inc. (4Creeks) to provide a Biological Resource Assessment (BRA), for the Ajit Gill Apartment Development Project (Project) within the City of Fresno (City) in accordance with the California Environmental Quality Act (CEQA) prior to implementation of the proposed Project. 4Creeks has tasked Soar Environmental Consulting Inc. (Soar Environmental) to provide the BRA. The proposed Project is comprised of 12 apartment buildings (96 dwelling units) on approximately 4.77 acres, northeast from the corner of Barcus and Donner Avenue in the City of Fresno. The Project Site is comprised of Assessor Parcel Number 510-022-01S, located in the United States Geological Survey Herndon 7.5-minute quadrangle at an elevation of approximately 290 feet above mean sea level. Soar Environmental prepared this Habitat Assessment Report for 4Creeks in support of California Environmental Quality Act requirements.

The objectives of this Assessment were to: 1) provide a general characterization of biological resources for the property; 2) inventory plant and wildlife species; 3) evaluate the potential for federal or state listed plants and animals species afforded other special regulatory protection; and 4) describe the property's sensitive biological resources and applicable federal, state, and local land use policies.

This BRA provides information about the biological resources within the Project area. Prior to field activities, Soar Environmental researched the California Natural Diversity Database (CNDDB) and the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), and California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California, to compile a list of special-status species that could potentially be present in the vicinity of the Project Area. Soar Environmental researched specific species and habitat requirements for the species noted in the CNDDB, IPaC and CNPS databases and included species listing status, and proximal species observations in this report.

No special-status plant or wildlife species were observed in the Project Area during the Habitat Assessment on December 7th, 2021. Special-status wildlife species that have the potential to occur in the Project Area based on presence of suitable habitat and/or documented occurrences in the vicinity include:

- California Tiger Salamander (*Ambystoma californiense*)

All other special-status species identified in the record search are unlikely to occur in the Project area, due to lack of suitable habitat. Soar Environmental Consulting, Inc. recommends the following mitigation measures prior to the commencement of ground disturbing activities:

MM – Bio 1: California Tiger Salamander Pre-construction Surveys

Contents

List of Figures

List of Tables

APPENDIX A: Project Site Photographs

1. Introduction

The proposed Project is twelve apartment buildings comprised of 96 dwelling units on approximately 4.77 acres. 4Creeks has tasked Soar Environmental Consulting (Soar) with providing a Biological Resource Assessment (BRA) in accordance with the California Environmental Quality Act (CEQA) within the City of Fresno, California. The Project Site is a vacant lot in which an apartment complex would be constructed. Soar Environmental Consulting, Inc. (Soar Environmental) prepared this BRA for 4Creeks in support of the CEQA requirements.

Based on a review of CNDDB and IPaC database research it was determined that a Habitat Assessment was necessary to search for the potential suitable habitat or presence for the 15 following sensitive wildlife species: Amphibians; California red-legged frog and California tiger salamander, Birds; Lawrence's goldfinch, Nuttall's woodpecker, Swainson's hawk, tricolored blackbird, and western yellow-billed cuckoo, Fish; delta smelt, Invertebrates; monarch butterfly, valley elderberry longhorn beetle, and vernal pool fairy shrimp, Mammals; Fresno kangaroo rat, and San Joaquin kit fox, Reptiles; blunt-nosed leopard lizard and giant garter snake.

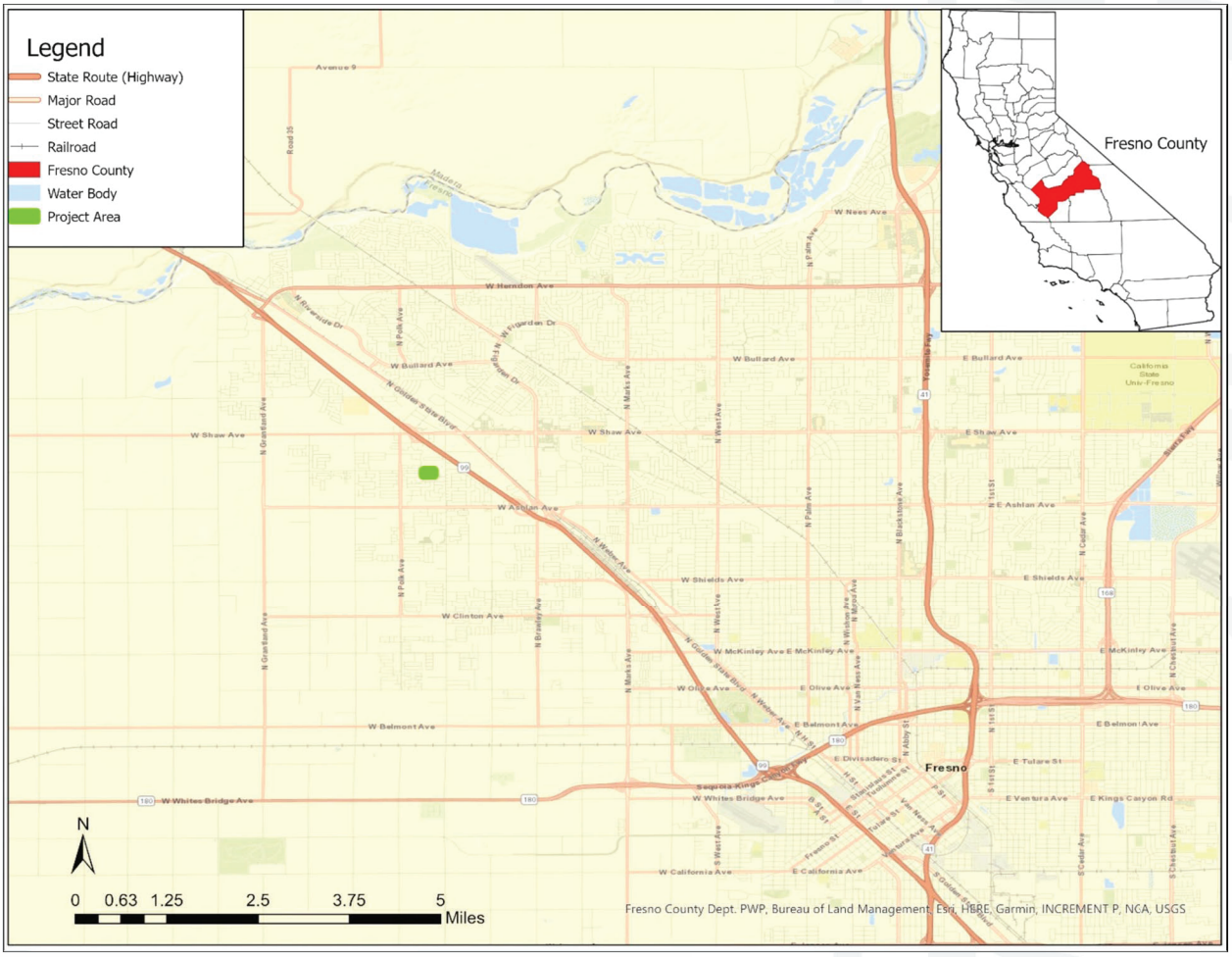
A review of the CNPS Inventory of Rare and Endangered Plants of California identified the following 5 sensitive plant species historically occurring in the vicinity of the Project Site: California jewelflower, succulent owl's-clover, palmate-bracted bird's-beak, hairy orcutt grass, and San Joaquin Valley orcutt grass.

A Habitat Assessment was conducted in the project area on December 7, 2021, by Soar Environmental biologist Travis Albert. The purpose of the Habitat Assessment Survey was to search for the presence of special-status species that have historically been observed within, or surrounding, the Project Area. No special-status species were observed during the site visit, however there was low quality suitable habitat for California tiger salamander (*Ambystoma californiense*).

1.1 Project Location

The Project Site is Adjacent to a city retention pond to the north, residential neighborhoods to the west and south, and a similar vacant grass field to the east. Located at 4450 North Barcus Avenue, in the city of Fresno, Fresno County, California: between W. Donner Avenue and W. Gettysburg Avenue. Approximately 0.25 miles west of State Route (SR) 99, and 4.5 miles north of State Route (SR) 180. Located in the USGS *Herndon* 7.5-minute quadrangle in Township 13S, Range 19E, and SE ¼ of section 15. The Project Site is a 4.77 acre property comprised of Assessor Parcel Number (APN) 510-022-01S. Coordinates for the center of the project site are GCS WGS 1984: (36.80031, -119.883819) (**Figure 1**).

Figure 1. Project Location



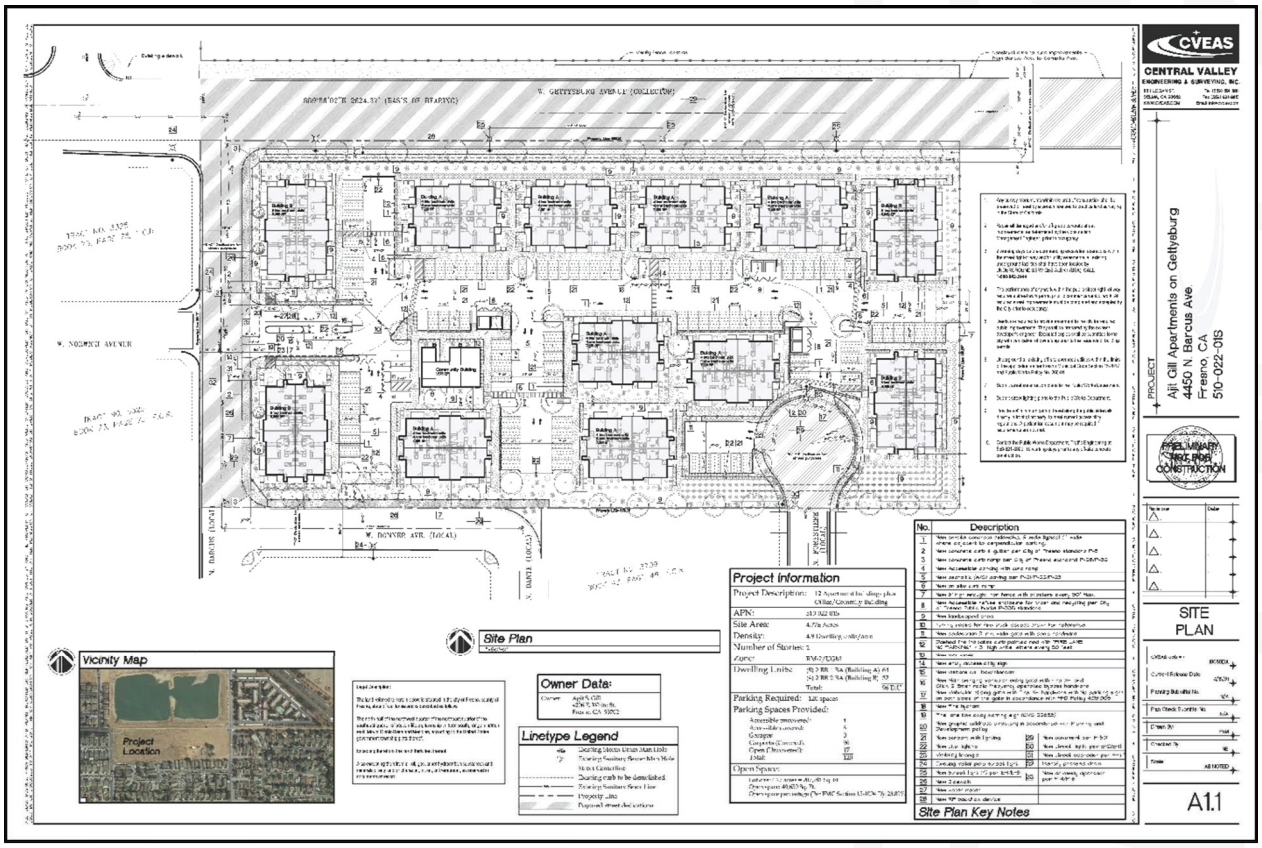
1.2 Environmental Setting

The Project site is in an urban environment on the northwest side of the City (**Figure 1**). The surrounding area is mostly residential neighborhoods with a city retention pond located along the northern boundary. The city retention pond is completely fenced off from the public. There is a walking path grassy berm between the retention pond and the northern boundary of the Project Site. A grass field with similar habitat characteristics borders the east (**Figure 2**). The topography of the area is flat, approximately 290 feet above mean sea level. There are no trees on the Project Site and there are few trees or bushes that would create suitable nesting habitat for most special-status nesting bird species. Ground cover is dominated by ruderal grasses and invasive weeds. Habitat conditions did not appear to be conducive for the listed plant species during the site visit. No drainages appear to be connected to the property itself. For aerial imagery of the Project Site see; **Photo 1** (**Appendix A**).

Figure 1 – Project Site Boundary

City retention pond to the north, residential neighborhoods to the west and south, and a similar vacant grass field to the east. (Project Site enhance with drone imagery)

Figure 3 – Site Plan



2. Methods

2.1 Literature Review

Prior to performing the habitat assessment, Soar Environmental conducted a records search for threatened or endangered species that could potentially occur in the vicinity of the Project Area. The records search included a review of the California Natural Diversity Database (CNDDB), the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), and California Native Plant Society (CNPS) Online Rare Plant Inventory. The area covered by the data records search included USGS 7.5 minute quadrangles of *Herndon, Kearny Park, Gregg, Fresno South, Lanes Bridge, Fresno North, Kerman, Biola,* and *Madera* 7.5-minute USGS quadrangles. From these sources a list of special-status plant and animal species was generated. Proximal locations of special-status plant and animal species located within 5 miles of the Project Site are shown in (**Figure 4**).

The CNDDB records search indicated 9 State-listed special-status wildlife species most likely to occur within or near the Project Site would include:

- Blunt-nosed leopard lizard (*Gambelia sila*)

- California tiger salamander (*Ambystoma californiense*)
- Fresno kangaroo rat (*Dipodomys nitratoides exilis*)
- San Joaquin kit fox (*Vulpes macrotis mutica*)
- Swainson's hawk (*Buteo swainsoni*)
- Tricolored blackbird (*Agelaius tricolor*)
- Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*)
- Vernal pool fairy shrimp (*Branchinecta lynchi*)
- Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)

The IPaC search revealed 6 additional Federally listed sensitive wildlife species likely to occur within or near the Project Site include:

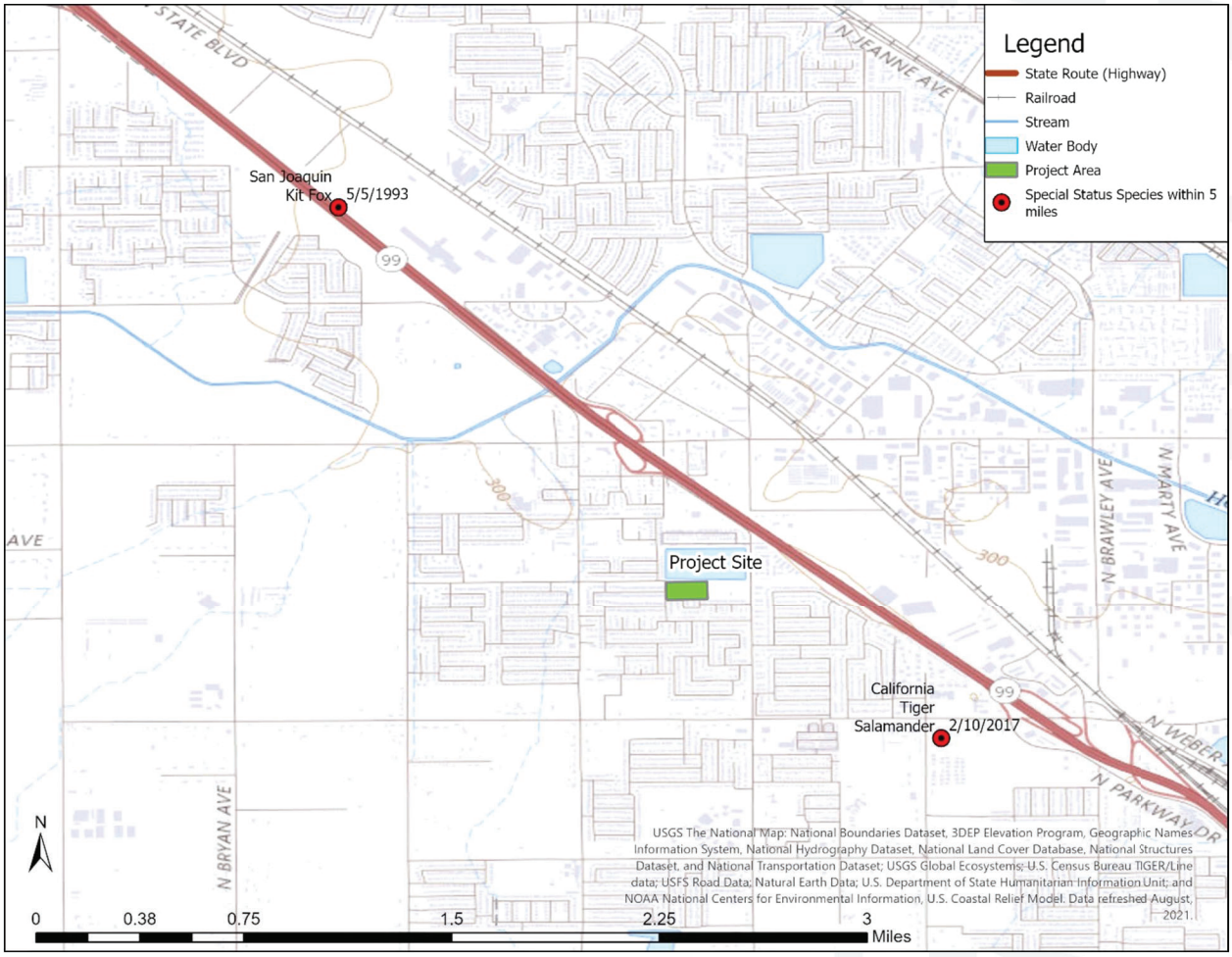
- California red-legged frog (*Rana draytonii*)
- Delta smelt (*Hypomesus transpacificus*)
- Giant garter snake (*Thamnophis gigas*)
- Lawrence's goldfinch (*Carduelis lawrencei*)
- Monarch butterfly (*Danaus plexippus*)
- Nuttall's woodpecker (*Picoides nuttallii*)

A search of the California Native Plant Society (CNPS) Online Rare Plant Inventory identified the following 5 special-status plant species likely to occur within or proximate to the Project Site:

- California Jewelflower (*Caulanthus californicus*)
- Hairy Orcutt Grass (*Orcuttia pilosa*)
- Palmate-bracted bird's-beak (*Chloryphon palmatum*)
- San Joaquin Valley Orcutt Grass (*Orcuttia inaequalis*)
- Succulent Owl's-clover (*Castilleja campestris ssp. Succulenta*)

Closest and most recent occurrences of special-status species from the data records search are shown in (**Figure 4**).

Figure 4 – Historical Special-Status Species Locations



This map shows the closest and most recent special-status species locations from the CNDDB, IPaC, and CNPS Online Rare Plant Inventory

2.2 Field Reconnaissance Methodology

On December 7, 2021, Soar Environmental biologist Travis Albert conducted a Habitat Assessment on the property for the above mentioned species. Walking the perimeter of the property, and meandering transects throughout the Project Site, the surveyor searched for signs of vernal pools, bird nests, possible small mammal dens, identified vegetation, and looked for other signs of wildlife occupancy and suitable habitat. Survey efforts emphasized the search for special-status species that had documented occurrences in the data records search of the CNDDB, IPaC, and CNPS databases. Photos were taken of the Project boundaries (**Photos 2-5**), and center of the Project Site in four cardinal directions depicting the habitat (**Photos 6- 9**). After surveying the Project Site, the surveyor drove the roads within 0.5 mile surrounding the Project footprint searching for signs of special-status species and potentially active nests, or vernal pools. No active nests, vernal pools, or special-status species were observed. Only one small

mammal burrow appeared to be active on the site (**Photo 13**), others were collapsed or not very deep. Drone imagery of the project site was taken on December 9, 2021, shown in (**Appendix A, Photo 1**).

3. Habitat Assessment Results

During the field reconnaissance, there were no observations of special-status plant or wildlife species. The Project site is in an urban environment on the northwest side of the City. The surrounding area is mostly residential neighborhoods with a city retention pond located along the northern boundary, and grass field with similar habitat characteristics to the east. The topography of the area is flat, approximately 290 feet above mean sea level. There are no trees on the Project Site and there are few trees or bushes in the vicinity that would create suitable habitat for the listed special-status nesting bird species. No drainages appear to be connected to the property itself.

The Habitat Assessment was conducted outside the blooming period for special status plant species, listed in (**Table 3**). Regardless, no special-status plant species were observed on the Project Site. Ground cover is dominated by ruderal grasses and invasive weeds. Habitat conditions did not appear to be conducive for the listed plant species during the site visit.

Only one small mammal burrow was observed within the Project Site (**Photo 13**). The topography of the Project Site is flat with no evidence of pooling water that would create breeding habitat for California tiger salamander or other special-status aquatic species. There are boulders of discarded concrete (**Photo 10 - 11**) that could provide temporary hide and cover. However, the concrete boulders are not deep enough to provide adequate refugia and there is no other hide and cover on the property for quality kit fox habitat.

Although no special-status wildlife species were observed during the site visit, The city retention pond immediately north of the Project Site was occupied by a number of waterfowl species. All wildlife observations, and plant species identified during the site visit are identified in (**Table 1**) below. No other wildlife species were observed during the site visit and the dominant grass species was not identified beyond the *Poaceae* a family.

Table 1– Species Observed on the Project Site

Wildlife Species Observed	Listing Status
American Crow (*Corvus brachyrhynchos*)	MTBA
California scrub jay (*Aphelocoma californica*)	MTBA
Mallard (*Anas platythynchos*)	MTBA
American Wigeon (*Mareca americana*)	MTBA
Eurasian Collared Dove (*Streptopelia decaocto*)	None

White-crowned sparrow (*Zonotrichia leucophrys*)	MTBA
Savannah Sparrow (*Passerculus sandwichensis*)	MBTA
House finch (*Haemorhous mexicanus*)	MBTA
Great Egret (*Ardea alba*)	MBTA
Lesser Goldfinch (*Spinus psaltria*)	MBTA
Rock Pigeon (*Columba livia*)	None
Plant Species Observed	**Listing Status**
Cheeseweed (*malva parviflora*)	None
Jimsonweed (*Datura wrightii*)	None
Himalayan blackberry (*Rubus armeniacus*)	None
Redstem stork's bill (*Erodium cicutarium*)	None

4. Special-Status Species

Special-status plants and animals that have a reasonable possibility to occur in the Project Area based on habitat suitability and requirements, elevation and geographic range, soils, topography, surrounding land uses, and proximity of known occurrences in the CNDDB, IPaC, and CNPS databases to the Project Area are listed in **Tables 2 and 3**. The likelihood for occurrence of special-status species was assessed using information from the various listed sources, wildlife and botanical surveys. Narratives are provided for species for which there are land use planning and regulatory implications. Special-status species for which there are no habitat features are excluded from consideration due to the lack of suitable habitat and distance from the subject property.

Based upon a review of the resources and databases listed in Section 2.1 (Literature Review) for the *Herndon, Kearny Park, Gregg, Fresno South, Lanes Bridge, Fresno North, Kerman, Biola,* and *Madera* USGS 7.5-minute quadrangles; it was determined that 20 special-status species have been documented in the vicinity of the Project Area. Of these 20 special-status species, 1 was determined to have potential for occurrence.

Species with Potential for Occurrence:

- California tiger salamander (*Ambystoma californiense*)

Special-status species and sensitive habitats include plant and wildlife taxa, or other unique biological features that are afforded special protection by local land use policies, state and federal regulations. Special-status plant and animal species are those that are listed as rare, threatened, or endangered under the state or federal Endangered Species Acts. Vegetation communities may warrant special-status if they are of limited distribution, have high wildlife value, or are particularly vulnerable to disturbance. Listed and special-status species are defined as:

- Listed or proposed for listing under the state or Federal Endangered Species acts.
- Protected under other regulations (e.g., Migratory Bird Treaty Act).
- CDFG Species of Special Concern.
- Listed as species of concern by CNPS or USFWS; or
- Receive consideration during environmental review under CEQA.

Special-status species considered for this analysis are based on field survey results, review of the CNDDB occurrence records of species, review of the USFWS lists for special-status species occurring in the region, and CNPS literature (**Tables 2 and 3**).

- **Present**: Species known to occur on the site, based on CNDDB records, and/or was observed on the site during the field survey.
- **High**: Species known to occur on or near the site (based on CNDDB records within 8 km or 5 mi) and there is suitable habitat on the site.
- **Low**: Species known to occur in the vicinity of the site, and there is marginal habitat onsite. -**OR**- Species is not known to occur in the vicinity of the site, however there is suitable habitat on the site.
- **None**: Species is not known to occur on or in the vicinity of the site and there is no suitable habitat for the species on the site. -**OR**- Species was surveyed for during the appropriate season with negative results.

Table 2 – Listed Special-Status Wildlife Species Potentially Occurring on Site or in the Vicinity

Common/ Scientific Name	Listing Status*	Habitat Requirements	Potential for Occurrence
Amphibians			
California red-legged frog (*Rana draytonii*)	FT, SSC	Standing waters and freshwater marshes, wetland. Forest, scrub, and woodland riparian areas. Requires a breeding pond, slow-flowing stream. Will use small mammal burrows.	**None**: Species is not known to occur on or in the vicinity of the site and there is no suitable habitat for the species on the site.

California tiger salamander (*Ambystoma californiense*)	FT, ST	Grasslands, oak savannah riparian woodlands and lower elevations of coniferous forests, ditches, vernal pools, and wetlands.	**Low**: Species known to occur in the vicinity of the site, and there is marginal habitat onsite.
Birds			
Lawrence's goldfinch (*Carduelis lawrencei*)	MBTA	Valley foothill hardwood, valley foothill hardwood-conifer, desert riparian, palm oasis, pinyon-juniper, and lower montane habitats.	**None**: Species is not known to occur on or in the vicinity of the site and there is no suitable habitat for the species on the site.
Nuttall's woodpecket (*Picoides nuttallii*)	MBTA	Low-elevation riparian deciduous and oak habitats.	**None**: Species is not known to occur on or in the vicinity of the site and there is no suitable habitat for the species on the site.
Swainson's hawk (*Buteo swainsoni*)	ST, MBTA	Nests in isolated trees or riparian woodlands adjacent to suitable foraging habitat (agricultural fields, grasslands, etc.).	**None**: Species is not known to occur on or in the vicinity of the site and there is no suitable habitat for the species on the site.
Tricolored blackbird (*Agelaius tricolor*)	ST, BCC, MBTA	Found in areas near water, such as marshes, grasslands, and wetlands. They require some sort of substrate nearby to build nests.	**None**: Species is not known to occur on or in the vicinity of the site and there is no suitable habitat for the species on the site.
Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)	FT, SE, MBTA	Woodlands near streams or lakes, abandoned farmland, old fruit orchards, successional shrubland and dense thickets.	**None**: Species is not known to occur on or in the vicinity of the site and there is no suitable habitat for the species on the site.
Fishes			
Delta smelt (*Hypomesus transpacificus*)	FT	Shallow, fresh, or slightly brackish backwater sloughs and edge waters, with good water quality and substrate for spawning.	**None**: Species is not known to occur on or in the vicinity of the site and there is no suitable habitat for the species on the site.
Invertebrates			
Monarch butterfly (Danaus plexippus)	FC	Closed-cone coniferous forest. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	**None**: Species is not known to occur on or in the vicinity of the site and there is no suitable habitat for the species on the site.
Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*)	FT	Occurs only in the Central Valley of California, in association with blue elderberry (Sambucus mexicana), in riparian scrub	**None**: Species is not known to occur on or in the vicinity of the site and there is no suitable habitat for the species on the site.

Vernal pool fairy shrimp (*Branchinecta lynchi*)	FT	Grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in valley foothills grasslands, vernal pools, and wetlands.	**None**: Species is not known to occur on or in the vicinity of the site and there is no suitable habitat for the species on the site.
Mammals			
Fresno kangaroo rat (*Dipodomys nitratoides exilis*)	FE, SE	Arid and alkaline plains under shrub and grass vegetation, coastal scrub, open stages of chaparral, and desert scrub habitats, and in conifer woodlands.	**None**: Species is not known to occur on or in the vicinity of the site and there is no suitable habitat for the species on the site.
San Joaquin kit fox (*Vulpes macrotis mutica*)	FE, SE	Arid flat grasslands, scrublands, and alkali meadows with short vegetation.	**None**: Species is not known to occur on or in the vicinity of the site and there is no suitable habitat for the species on the site.
Reptiles			
Blunt-nosed leopard lizard (*Gambelia sila*)	FE, SE	Semi-arid grasslands, alkali flats, and washes, utilize shrubs and small mammal burrows.	**None**: Species is not known to occur on or in the vicinity of the site and there is no suitable habitat for the species on the site.
Giant garter snake (Thamnophis gigas)	FT	Marshes, sloughs, drainage canals, irrigation ditches, and prefers locations with vegetation close to water for basking.	**None**: Species is not known to occur on or in the vicinity of the site and there is no suitable habitat for the species on the site.

*Listing Status Notes:
Federal: FE – Federally listed Endangered
FT – Federally listed Threatened
FC – Federal Candidate Species
WL – USFWS Watch list
BCC – USFWS Bird of Conservation Concern
MTBA – Migratory Bird Treaty Act
State: SE – State listed Endangered
ST – State listed Threatened
SC – State Candidate Species
SR – State Rare Species
SA – State Special Animal
FP – CDFW Fully Protected Species
SSC – CDFW Species of Special Concern
WL – CDFW Watch List

Table 3 – Listed Special-Status Plant Species Potentially Occurring on Site or in the Vicinity

Common/ Scientific Name	*Status Fed/CA/CNPS/ Bloom Period	Habitat Description	Habitat Present/ Absent
California Jewelflower (*Caulanthus californicus*)	FE/CE/1B.1/ Feb-May	Chenopod scrub, Pinyon-Juniper woodland, valley and foothill grassland (61- 1000 m; 200 -3280 ft)	Absent
Hairy Orcutt Grass (*Orcuttia pilosa*)	FE/SE/1B.1/ May-Sep	Vernal pools (46 - 200 m; 150 – 655 ft)	Absent
Palmate-bracted bird's-beak (*Chloryphon palmatum*)	FE/SE/1B.1/ May - Oct	Chenopod scrub, valley and foothill grassland (5- 155m; 15- 510 ft)	Absent
San Joaquin Valley Orcutt Grass (*Orcuttia inaequalis*)	FT/CE/1B.1/ Apr-Sep	Vernal pools (10 -755 m; 35 - 2475 ft)	Absent
Succulent Owl's-clover (*Castilleja campestris ssp. Succulenta*)	1B.2 (Mar) Apr-May	Vernal pools (50 – 750 m; 165-2460 ft)	Absent

*Federal: FE – Federally listed Endangered
FT – Federally listed Threatened
FC – Federal Candidate Species
State: SE – State listed Endangered
ST – State listed Threatened
SC – State Candidate Species
SR – State Rare Species
CRPR: California Native Plant Society Rare Plant Rank
CBR – Considered but Rejected
1B – Rare, threatened, or endangered in CA and elsewhere
2 – Rare, threatened, or endangered in CA but common elsewhere
4 – Limited distribution (Watch-list)
CBR – Considered but Rejected
CRPR Extensions 0.1 – Seriously endangered in California
0.2 – Fairly endangered in California
0.3 – Not very endangered in California

4.1 Special-Status Wildlife Species Descriptions

This section describes identifiable physical characteristics and habitat requirements for special-status species identified in the CNDDB records search that were within 5 miles of the project site.

4.1.2 California Tiger Salamander (Ambystoma californiense)

California tiger salamander (CTS) is listed as Threatened on the Federal and State level. Adult CTS range in size from 15-22 centimeters (6 to 9 inches) long and have a dark background color with distinctive yellow spots. Juvenile CTS look much like adults but lack the yellow spots. Larval CTS are grayish green in color and have the appearance of tadpoles with obvious, external gills. CTS eggs are clear and are typically laid singly or in groups of three or four in shallow ponds.

Endemic to California, CTS is found in grasslands, oak savannah woodlands, edges of mixed woodland, lower elevations of coniferous forests, and in heavily grazed fields along the Central California Coast and within the Central San Joaquin Valley. They may breed in ditches where water is present for a long enough duration for eggs and larvae to metamorphose into adults. During the non-breeding season (approximately late May through early November), CTS live in small mammal burrows, typically those of ground squirrels and pocket gophers. CTS spend most of each year on land, emerging from refugia only occasionally, usually on rainy nights, and have been observed on land 1.24 miles from potential breeding pools.

During the Habitat Assessment there were no signs of California tiger salamander observed within the vicinity of the Project Site. A search of CNDDB records indicate the nearest and most recent occurrence of this species is 0.86 miles away, at 125° SE from the Project Site in February 2017.

4.1.2 San Joaquin Kit Fox (Vulpes macrotis mutica)

The San Joaquin kit fox (SJKF) is listed as Threatened at the Federal level and Endangered at the State level. SJKF are petite, light-colored canids, approximately 50 centimeters (20 inches) in length, with bushy, black-tipped tails, large ears, and pointed snouts.

SJKF is a desert-adapted species which occurs mainly in arid, flat grasslands, scrublands, and alkali meadows where the vegetation structure is relatively short. This species uses dens year-round and needs loose-textured soils suitable for burrowing. They primarily prey on kangaroo rats and other small rodents, as well as large insects and occasionally rabbits. This species has adapted to human habitation and can also be found in more developed areas such as golf courses, airports, and residential areas. A typical kit fox den is anywhere from four to 10 inches in diameter, and is taller than it is wide, often with a keyhole shape. SJKF dens usually have dirt berms and matted vegetation adjacent to the entrances, and tracks and prey remains will normally be detected nearby. SJKF may also utilize man-made structures such as pipes and culverts as dens.

During the Habitat Assessment, no signs of SJKF were observed in the Project footprint or surrounding areas. A search of CNDDB records indicate the nearest and most recent occurrence of this species is 3.03 miles away, at 325° NW from the Project Site in May 1993.

5. Findings

During the Habitat Assessment, Soar Environmental did not observe any of the referenced special-status species within the Project Site or environmental footprint. However, a records search of the California

Natural Diversity Database (CNDDB) indicated proximal locations of California tiger salamander (*Ambystoma californiense*) and San Joaquin kitfox (*Vulpes macrotis mutica*) within 5 miles of the Project Site (**Figure 4**). Suitable habitat for these species within the vicinity of the Project Site is poor, however due to the proximity of historical observations, preconstruction surveys, should be implemented to mitigate for potential impacts to California tiger salamander populations. With implementation of the recommended mitigation measures (below), the proposed development of this property is unlikely to adversely affect any special-status species and is likely to have no effect for CEQA considerations. The findings for this report are summarized below.

There were no signs of San Joaquin kit fox at the time of the Habitat Assessment. Suitable habitat for this species is poor within the vicinity of the Project Site. A search of CNDDB records indicate the nearest and most recent occurrence of kit fox is 3.03 miles away, at 325° NW from the Project Site in May 1993. The animal was found dead on the road along State Route (SR) 99. No other observations of San Joaquin kit fox have been recorded within 10 miles of the project site. Due to urbanization of the surrounding area, lack of suitable habitat, and distance of other known occurrences from the site, occurrence of San Joaquin kit fox within the vicinity of the project site is unlikely, and the proposed Project is unlikely to adversely affect populations of this species.

There were no observations of California tiger salamander within the vicinity of the project site during the Habitat Assessment. There is a lack of small mammal burrows that would provide suitable refugia habitat, however there is a city retention pond immediately north of the Project Site which could provide low quality habitat. California tiger salamander typically inhabit shallow vernal pools that contain standing water for at least 10 continuous weeks in the year. Their physical development is dependent on annual shrinkage of the ponded water. A search of CNDDB records indicate the nearest and most recent occurrence of this species is 0.86 miles away, at 125° SE from the Project Site in February 2017.

The Project site is a small vacant lot approximately 4.77 acres in an urban environment on the northwest side of the City. The retention pond located adjacent to the northern boundary is occupied by various waterfowl species listed in (**Table 1**). The property itself is a large grassy field otherwise surrounded by residential housing developments. The topography of the area is flat, and only one active small mammal burrow was observed on the property (**Photo 13**). There are no trees on the Project Site and there are few trees or bushes that would create suitable habitat for most special-status nesting bird species. No drainages appear to be connected to the property itself.

Although no special status species were observed within the vicinity of the Project Site, habitat suitability for special-status species identified in the CNDDB, IPaC, and CNPS records search are listed in **Table 4**.

Table 4– Special-Status Species Findings

Species Name	Species Observed on Project Site	Suitable Habitat on Project Site
Amphibians		
California red-legged frog (*Rana draytonii*)	No	No

California tiger salamander (*Ambystoma californiense*)	No	Yes
Birds		
Lawrence's goldfinch (*Carduelis lawrencei*)	No	No
Nuttall's woodpecket (*Picoides nuttallii*)	No	No
Swainson's hawk (*Buteo swainsoni*)	No	No
Tricolored blackbird (*Agelaius tricolor*)	No	No
Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)	No	No
Fish		
Delta Smelt (*Hypomesus transpacificus*)	No	No
Invertebrates		
Monarch Butterfly (Danaus plexippus)	No	No
Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*)	No	No
Vernal pool fairy shrimp (*Branchinecta lynchi*)	No	No
Mammals		
Fresno kangaroo rat (*Dipodomys nitratoides exilis*)	No	No
San Joaquin kit fox (*Vulpes macrotis mutica*)	No	No
Reptiles		
Blunt-nosed Leopard Lizard (*Gambelia sila*)	No	No

Giant Garter Snake (Thamnophis gigas)	No	No
Plants		
California Jewelflower (*Caulanthus californicus*)	No	No
Hairy Orcutt Grass (*Orcuttia pilosa*)	No	No
Palmate-bracted bird's-beak (*Chloryphon palmatum*)	No	No
San Joaquin Valley Orcutt Grass (*Orcuttia inaequalis*)	No	No
Succulent Owl's-clover (*Castilleja campestris ssp. Succulenta*)	No	No

6. Recommendations

There is potential for California tiger salamander (*Ambystoma californiense*) to occur in the vicinity of the Project Site. Suitable habitat for this species is poor, however the proximity of historical observations are less than 1.24 miles away (the known distance for California tiger salamander to travel from breeding ponds). Therefore, Soar Environmental recommends a pre-construction survey for this species prior to construction activities scheduled to occur throughout November to April (California tiger salamanders active period), as described in (**MM – Bio 1**). Pre-construction surveys may not be required if all ground disturbing activities are conducted outside of the activity period for this species.

6.1 Recommended Mitigation Measures:

Soar Environmental Consulting, Inc. recommends the following mitigation measures prior to the commencement of ground disturbing activities. The following recommendations are in support of California Environmental Quality Act requirements.

MM – Bio 1: California Tiger Salamander Pre-construction Surveys

Soar environmental recommends pre-construction surveys for California tiger salamander be conducted for ground disturbing activities occurring during the active period for this species (November through April) within the Project footprint. Pre-construction surveys will be conducted by a qualified biologist no less than 14 days prior to the start of ground disturbing activities, and following any break in construction activities of 30 days or more. These surveys shall be conducted 2 hours before sunrise and provide 100 percent visual coverage of the work area. The biologist will submit a report documenting the results of the pre-construction surveys. If any California tiger salamanders are

found within the Project Site, construction activities should halt and CDFW should be contacted for further consultation.

7. Study Limitations

This Report has been prepared in accordance with generally accepted environmental methodologies and contains all the limitations inherent in these methodologies. The Report documents site conditions that were observed during field reconnaissance and do not apply to future conditions. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this Report.

8. Works Cited

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USFWS. (Sept. 2007). *Vernal Pool Tadpole Shrimp (Lepidurus packardi)*. Retrieved from https://ecos.fws.gov/docs/five_year_review/doc1160.pdf

APPENDIX A: Project Site Photographs

Photo 1 – Drone Aerial Imagery of Project Site (12/09/2021)

Photo 2 – North Boundary (View West)

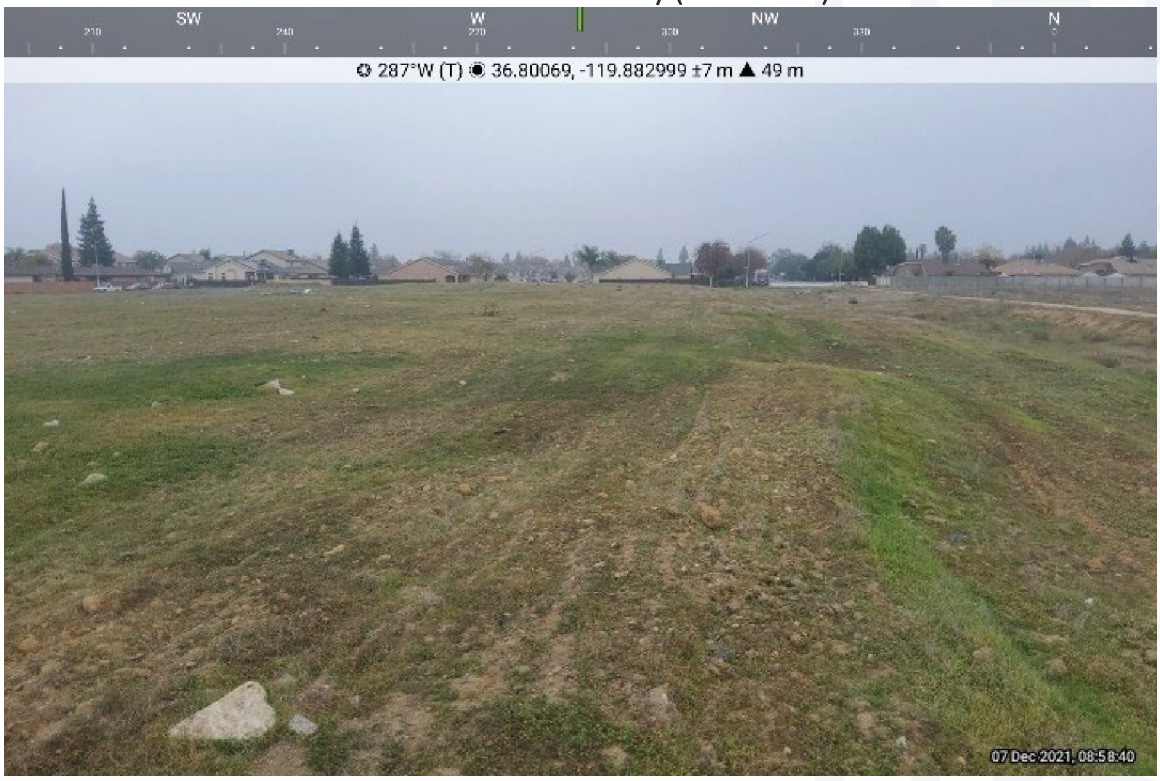


Photo 3 – East Boundary of Project Site (View South)

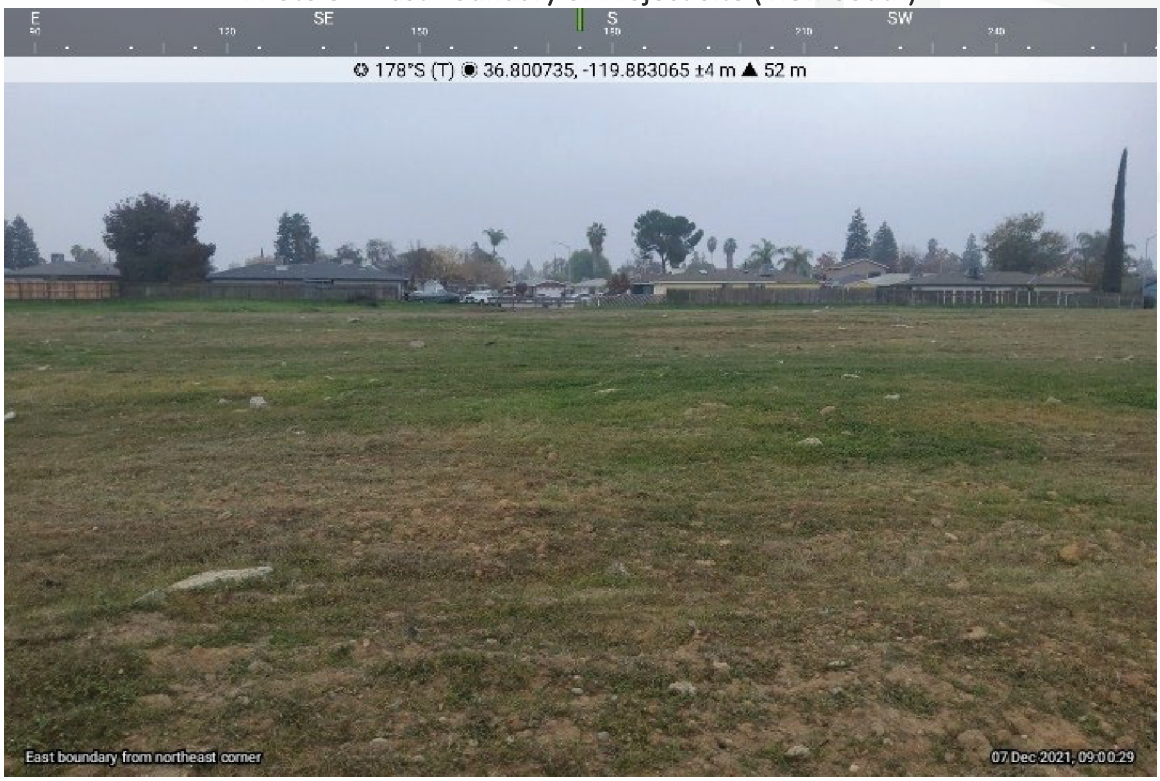


Photo 4 – South Boundary of Project Site (View East)

Photo 5 – West Boundary of Project Site (View North)

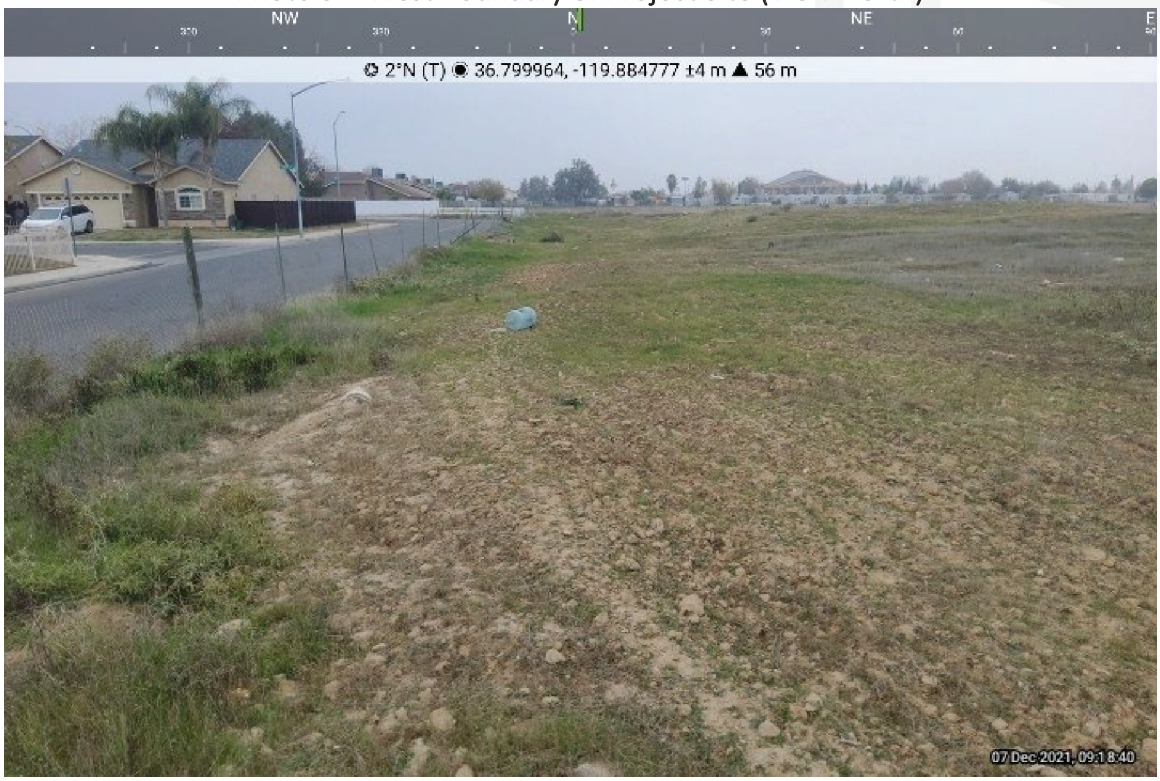


Photo 6 – Center of Project Area (View North)

Photo 7 – Center of Project Area (View East)

Photo 8 – Center of Project Area (View South)

Photo 9 – Center of Project Area (View West)

Photo 10 – Potential Kit Fox Refugia (View Southwest)

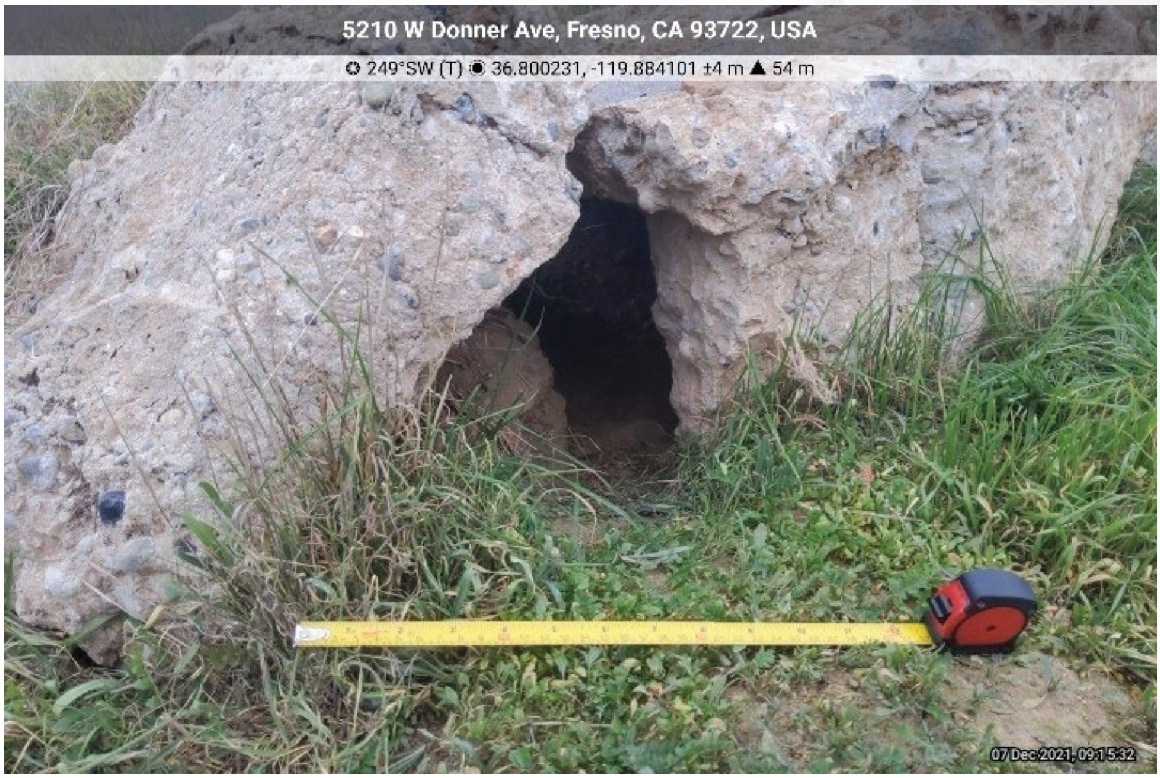
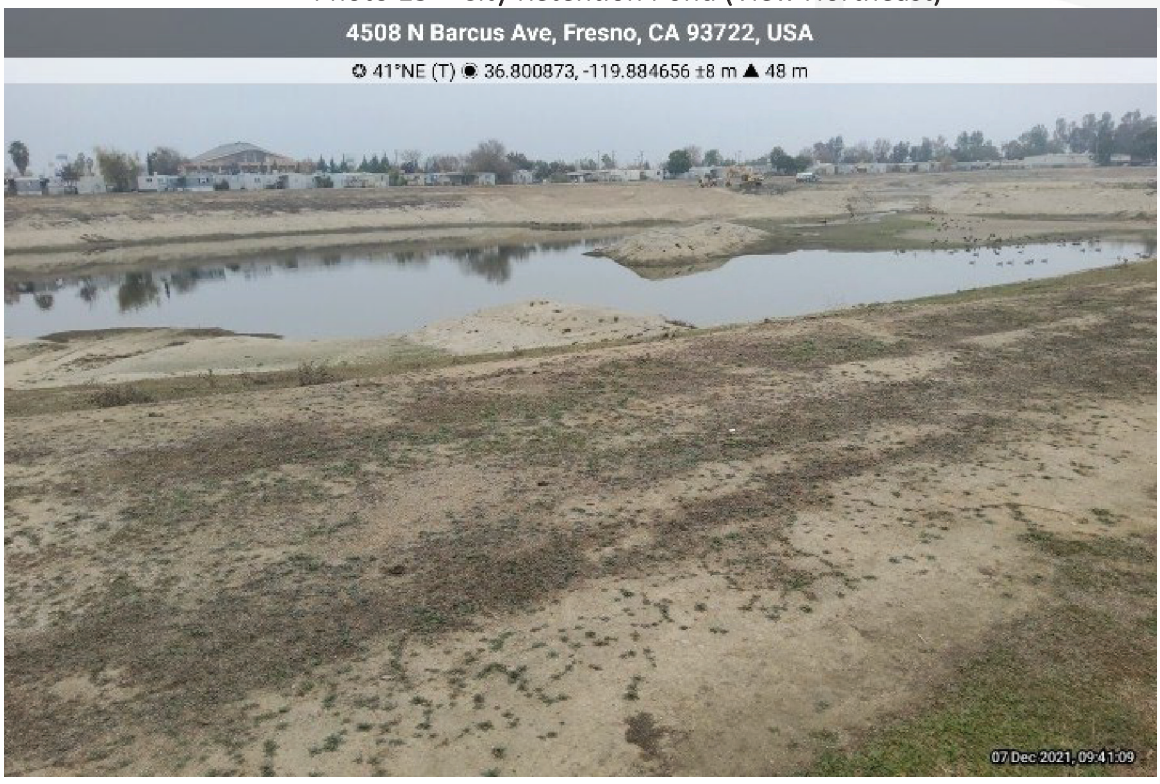


Photo 12 – Recent Burrowing Activity (View Southeast)

Photo 13– Small Mammal Burrow (View West)

Photo 14 – Inactive Small Mammal Burrow (View Southeast)

Photo 15 – City Retention Pond (View Northeast)




4508 N Barcus Ave, Fresno, CA 93722, USA
87°E (T) 36.800953, -119.884573 ±4 m 50 m
07/Dec/2021, 09:41:53

Appendix C

Cultural Records Search Results

4CREEKS

324 S. Santa Fe St., Suite A
Visalia, CA 93292

December 20, 2021

Southern San Joaquin Valley Information Center
California State University, Bakersfield
Attn: Celeste M. Thompson, Coordinator
Mail Stop: 72 DOB
9001 Stockdale Highway
Bakersfield, CA 93311-1022

RE: Ajit Gill Apartments

Dear Ms. Thompson,

4-Creeks Inc. is working with the City of Fresno to process entitlements for a residential development project. We request a records search to be conducted by the SSJV Information Center.

The Project proposes a 96-unit, multi-family development and 1,575 office/community building on 4.77 gross acres in the City of Fresno. The Project includes four 8,084 SF apartment buildings, each with eight 2-bedroom units, and eight 7,291 SF apartment buildings, each with four 2-bedroom units and four 1-bedroom units. A total of 64 2-bedroom units and 32 1-bedroom units are proposed. The Project also proposes 120 on-site parking spaces, comprised of 4 accessible uncovered spaces, 3 accessible covered spaces, 96 covered carport spaces, and 17 uncovered spaces. The project site is located on vacant land with no existing structures.

The proposed project site is located within Section 15, Township 13 south, Range 19 east, Mount Diablo base and meridian.

We are requesting the Priority Service for this Record Search. Please feel free to contact me at ellie@4-creeks.com with any questions or comments.

Sincerely,

Ellie Krantz

Ellie Krantz
Planning Intern

ACCESS AGREEMENT SHORT FORM

Number: _____

I, the undersigned, have been granted access to historical resources information on file at the Southern San Joaquin Valley Information Center of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-G) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name: Molly McDonnel Date: 12/20/2021

Signature: Molly McDonnel

Affiliation: 4-Creeks

Address: 324 S Santa Fe, STE A City/State/Zip: Visalia CA 93292

Billing Address (if different from above): _____

Telephone: (805) 904-4394 Fax: (559) 802-3215 Email: mollym@4-creeks.com

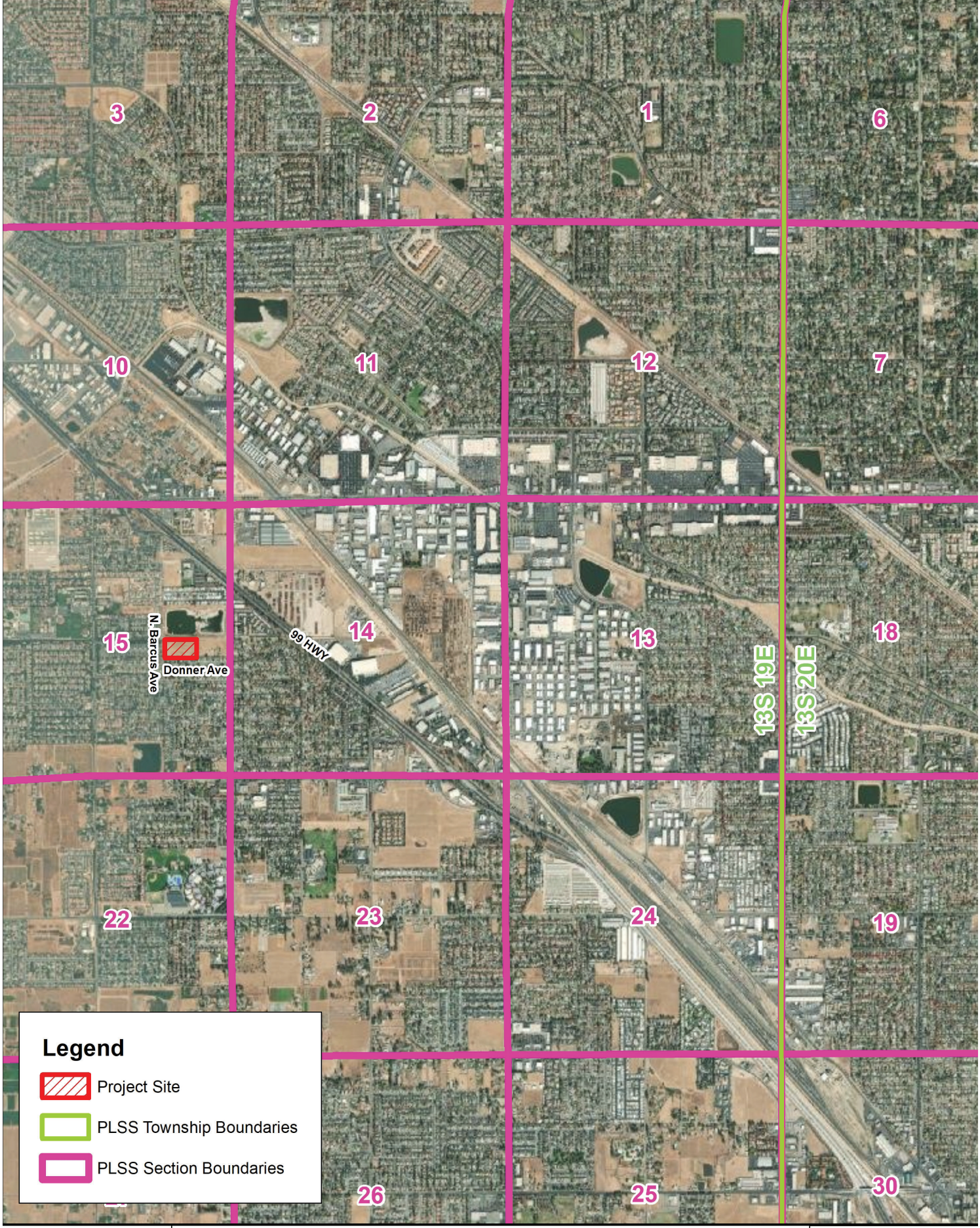
Purpose of Access: CEQA Mitigated Negative Declaration Cultural Study Report

Reference (project name or number, title of study, and street address if applicable): Ajit Gill Apartments

County: Fresno Township/Range/Section or UTMs: S15 T13S R19E, MDBM

USGS 7.5' Quad: Fresno

1-10-13 version



4CREEKS

Date: 12/16/2021

Vicinity Map
Ajit Gill Apartments

N

1 inch = 4,000 feet

California Historical Resources Information System

Fresno
Kern
Kings
Madera
Tulare

Southern San Joaquin Valley Information Center
California State University, Bakersfield
Mail Stop: 72 DOB
9001 Stockdale Highway
Bakersfield, California 93311-1022
(661) 654-2289
E-mail: ssjvic@csub.edu
Website: www.csub.edu/ssjvic

To: Molly McDonnel
4-Creeks
324 S Santa Fe, Ste. A
Visalia, CA 93292

Record Search 21-491

Date: January 4, 2022

Re: Ajit Gill Apartments

County: Fresno

Map(s): Fresno 7.5'

CULTURAL RESOURCES RECORDS SEARCH

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

The following are the results of a search of the cultural resource files at the Southern San Joaquin Valley Information Center. These files include known and recorded cultural resources sites, inventory and excavation reports filed with this office, and resources listed on the National Register of Historic Places, the OHP Built Environment Resources Directory, California State Historical Landmarks, California Register of Historical Resources, California Inventory of Historic Resources, and California Points of Historical Interest. Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the OHP are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area.

PRIOR CULTURAL RESOURCE STUDIES CONDUCTED WITHIN THE PROJECT AREA AND THE ONE-HALF MILE RADIUS

According to the information in our files, there has been no cultural resource studies in the project area. There have been nine cultural resource studies within a one-half mile radius. A list is enclosed. All these reports are greater than five years in age and should be considered out of date for current studies.

Record Search 21-491

KNOWN/RECORDED CULTURAL RESOURCES WITHIN THE PROJECT AREA AND THE ONE-HALF MILE RADIUS

There are no recorded resources within the project area. There are 38 recorded resources within the one-half mile radius. A list is enclosed. These resources consist primarily of historic era buildings and structures, most of which are single family homes. They also include an historic era railroad.

There are no recorded cultural resources within the project area or radius that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.

COMMENTS AND RECOMMENDATIONS

We understand this project consists of the construction of a 96-unit, multi-family development, 1,575 SF office/community building, and 120 on-site parking spaces. Further, we understand that this project site is located on vacant land with no existing structures. Because none of the project area has been previously studied; it is unknown if any cultural resources are present. As such, we recommend a qualified, professional consultant conduct a field survey to determine if cultural resources are present prior to ground disturbance activities. A list of qualified consultants can be found at www.chrisinfo.org.

We also recommend that you contact the Native American Heritage Commission in Sacramento. They will provide you with a current list of Native American individuals/organizations that can assist you with information regarding cultural resources that may not be included in the CHRIS Inventory and that may be of concern to the Native groups in the area. The Commission can consult their "Sacred Lands Inventory" file to determine what sacred resources, if any, exist within this project area and the way in which these resources might be managed. Finally, please consult with the lead agency on this project to determine if any other cultural resource investigation is required. If you need any additional information or have any questions or concerns, please contact our office at (661) 654-2289.

By:

Jeremy E David, Assistant Coordinator **Date**: January 4, 2022

Please note that invoices for Information Center services will be sent under separate cover from the California State University, Bakersfield Accounting Office.

SSJVIC Record Search 21-491

Reports in PA:	Reports in 0.5 mile:	Resources in PA:	Resources in 0.5 mile:
None	FR-00069	None	P-10-003097
	FR-00677		P-10-003098
	FR-00760		P-10-003099
	FR-01942		P-10-003100
	FR-02227		P-10-003101
	FR-02256		P-10-003102
	FR-02408		P-10-003103
	FR-02431		P-10-003104
	FR-02721		P-10-003105
			P-10-003106
			P-10-003107
			P-10-003108
			P-10-003109
			P-10-003145
			P-10-003146
			P-10-003147
			P-10-003148
			P-10-003152
			P-10-003153
			P-10-003154
			P-10-003155
			P-10-003156
			P-10-003157
			P-10-003158
			P-10-003159
			P-10-003160
			P-10-003161
			P-10-003930
			P-10-004416
			P-10-004975
			P-10-004976
			P-10-004978
			P-10-004988
			P-10-005205
			P-10-006024
			P-10-006026
			P-10-006027
			P-10-006031

Appendix D

Noise Study

ACOUSTICAL ANALYSIS

AJIT GILL APARTMENTS
FRESNO, CALIFORNIA

WJVA Project No. 21-63

PREPARED FOR

LENNAR CENTRAL VALLEY CALLIFORNIA
8080 NORTH PALM AVENUE, SUITE 110
FRESNO, CALIFORNIA 93711

PREPARED BY

WJV ACOUSTICS, INC.
VISALIA, CALIFORNIA

wjv acoustics

DECEMBER 8, 2021

INTRODUCTION

The project is a proposed 96-unit multi-family residential development to be located in Fresno, California. The project site is located between N. Barcus Avenue and N. Cornelia Avenue, south of the future alignment of W. Gettysburg Avenue. The City of Fresno has requested an acoustical analysis to quantify project site noise exposure and determine noise mitigation requirements. This analysis, prepared by WJV Acoustics, Inc. (WJVA), is based upon a project site plan prepared by Central Valley Engineering and Surveying, Inc. (dated April 13, 2021), traffic data provided by the Fresno Council of Governments (Fresno COG) and the findings of on-site noise level measurements. Revisions to the site plan may affect the findings and recommendations of this report. The site plan is provided as Figure 1.

Appendix A provides a description of the acoustical terminology used in this report. Unless otherwise stated, all sound levels reported are in A-weighted decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation with human annoyance and health effects. Appendix B provides typical A-weighted sound levels for common noise sources.

NOISE EXPOSURE CRITERIA

General Plan

The City of Fresno General Plan Noise Element provides noise level criteria for land use compatibility for both transportation and non-transportation noise sources. The General Plan sets noise compatibility standards for transportation noise sources in terms of the Day-Night Average Level (L_{dn}). The L_{dn} represents the time-weighted energy average noise level for a 24-hour day, with a 10 dB penalty added to noise levels occurring during the nighttime hours (10:00 p.m.-7:00 a.m.). The L_{dn} represents cumulative exposure to noise over an extended period of time and are therefore calculated based upon *annual average* conditions. Table I provides the General Plan noise level standards for transportation noise sources.

TABLE I

CITY OF FRESNO GENERAL PLAN NOISE LEVEL STANDARDS TRANSPORTATION (NON-AIRCRAFT) NOISE SOURCES

Noise-Sensitive Land Use	Outdoor Activity Areas[1]	Interior Spaces	
	L_{dn}/CNEL, dB	L_{dn}/CNEL, dB	L_{eq} dB[2]
Residential	65	45	---
Transient Lodging	65	45	---
Hospitals, Nursing Homes	65	45	---
Theaters, Auditoriums, Music Halls	---	---	35
Churches, Meeting Halls	65	---	45
Office Buildings	---	---	45
Schools, Libraries, Museums	---	---	45

1 Where the location of the outdoor activity areas is unknown or is not applicable, the exterior noise level standard shall be applied to the property line of the receiving land use.

2 As determined for a typical worst-case hour during periods of use.

Source: City of Fresno General Plan

Implementation Policy NS-1-a of the General Plan provides guidance in regards to the development of new noise sensitive land uses (including residential developments).

> ***Desirable and Generally Acceptable Exterior Noise Environment.*** *Establish 65 dBA L_{dn} or CNEL as the standard for the desirable maximum average exterior noise levels for defined usable exterior areas of residential and noise-sensitive uses for noise, but designate 60 dBA L_{dn} or CNEL (measured at the property line) for noise generated by stationary sources impinging upon residential and noise- sensitive uses. Maintain 65 dBA L_{dn} or CNEL as the maximum average exterior noise levels for non-sensitive commercial land uses, and maintain 70 dBA L_{dn} or CNEL as maximum average exterior noise level for industrial land uses, both to be measured at the property line of parcels where noise is generated which may impinge on neighboring properties.*

The General Plan also provides noise level standards for non-transportation (stationary) noise

sources. The General Plan noise level standards for non-transportation noise sources are identical to those provided in the City's Municipal code, provided below in Table II.

Implementation Policy NS-1-i of the General Plan Noise Element provides guidance in regards to mitigation for new developments and projects that have potential to result in a noise-related impact at existing noise-sensitive land uses.

> ***Mitigation by New Development.*** *Require an acoustical analysis where new development of industrial, commercial or other noise generating land uses (including transportation facilities such as roadways, railroads, and airports) may result in noise levels that exceed the noise level exposure criteria established by [Table I] and [Table II] to determine impacts, and require developers to mitigate these impacts in conformance with Tables 9-2 and 9-3 as a condition of permit approval through appropriate means.*
>
> *Noise mitigation measures may include:*

- *The screening of noise sources such as parking and loading facilities, outdoor activities, and mechanical equipment;*
- *Providing increased setbacks for noise sources from adjacent dwellings;*
- *Installation of walls and landscaping that serve as noise buffers;*
- *Installation of soundproofing materials and double-glazed windows; and*
- *Regulating operations, such as hours of operation, including deliveries and trash pickup.*

> *Alternative acoustical designs that achieve the prescribed noise level reduction may be approved by the City, provided a qualified Acoustical Consultant submits information demonstrating that the alternative designs will achieve and maintain the specific targets for outdoor activity areas and interior spaces. As a last resort, developers may propose to construct noise walls along roadways when compatible with aesthetic concerns and neighborhood character. This would be a developer responsibility, with no City funding.*

Implementation Policy NS-1-j of the General Plan Noise Element provides guidance in regards to the establishment of a significance threshold when determining an increase in noise levels over existing ambient noise levels.

> ***Significance Threshold.*** *Establish, as a threshold of significance for the City's environmental review process, that a significant increase in ambient noise levels is assumed if the project would increase noise levels in the immediate vicinity by 3*

dB L_{dn} or CNEL or more above the ambient noise limits established in this General Plan Update.

Commentary: When an increase in noise would result in a "significant" impact (increase of three dBA or more) to residents or businesses, then noise mitigation would be required to reduce noise exposure. If the increase in noise is less than three dBA, then the noise impact is considered insignificant and no noise mitigation is needed. By setting a specific threshold of significance in the General Plan, this policy facilitates making a determination of environmental impact, as required by the California Environmental Quality Act. It helps the City determine whether (1) the potential impact of a development project on the noise environment warrants mitigation, or (2) a statement of overriding considerations will be required.

Municipal Code

Section 15-2506 of the City of Fresno Municipal code establishes hourly acoustical performance standards for non-transportation noise sources. The standards, provided in Table II, are made more restrictive during the nighttime hours of 10:00 p.m. to 7:00 a.m. Additionally, the municipal code states that when ambient noise levels exceed or equal the levels described in Table II, mitigation shall only be required to limit noise to the existing ambient noise levels, plus five (5) dB. Section 15-2506 of the Municipal Code is consistent with Implementing Policy NS-1-I of the Noise Element of the City of Fresno General Plan (adopted 12/18/14).

TABLE II

NON-TRANSPORTATION NOISE LEVEL STANDARDS, dBA
CITY OF FRESNO MUNICIPAL CODE, SECTION 15-2506

Daytime (7 a.m.-10 p.m.)		Nighttime (10 p.m.-7 a.m.)	
L_{eq}	L_{max}	L_{eq}	L_{max}
50	70	45	60

Source: City of Fresno Municipal Code

Additional guidance is provided in Section 10-102(b) of the City's Municipal Code. Section 10 provides existing ambient noise levels to be applied to various districts, further divided into various hours of the day. Table III describes the assumed minimum ambient noise levels by district and time. Section 10-102(b) states *"For the purpose of this ordinance, ambient noise level is the level obtained when the noise level is averaged over a period of fifteen minutes, without inclusion of the offending noise, at the location and time of day at which a comparison with the offending noise is to be made. Where the ambient noise level is less than that designated in this section, however, the noise level specified herein shall be deemed to be the ambient noise level for that location".*

TABLE III

ASSUMED MINIMUM AMBIENT NOISE LEVEL, dBA
CITY OF FRESNO MUNICIPAL CODE, SECTION 10-102(B)

DISTRICT	TIME	SOUND LEVEL, dB L_{eq}
RESIDENTIAL	10 PM TO 7 AM	50
RESIDENTIAL	7 PM TO 10 PM	55
RESIDENTIAL	7 AM TO 7 PM	60
COMMERCIAL	10 PM TO 7 AM	60
COMMERCIAL	7 AM TO 10 PM	65
INDUSTRIAL	ANYTIME	70

Source: City of Fresno Municipal Code

Section 10-106 (Prima Facie Violation) States *"Any noise or sound exceeding the ambient noise level at the properly line of any person offended thereby, or, if a condominium or apartment house, within any adjoining living unit, by more than five decibels shall be deemed to prima facie evidence of a violation of Section 8-305."*

For noise sources that are not transportation related, which usually includes commercial or industrial activities and other stationary noise sources (such as amplified music), it is common to assume that a 3-5 dB increase in noise levels represents a substantial increase in ambient noise levels. This is based on laboratory tests that indicate that a 3 dB increase is the minimum change perceptible to most people, and a 5 dB increase is perceived as a "definitely noticeable change."

Appendix A provides definitions of the acoustical terminology used in this report. Unless otherwise stated, all sound levels reported in this analysis are A-weighted sound pressure levels in decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighted sound levels, as they correlate well with public reaction to noise. Appendix B provides typical A-weighted sound levels for common noise sources.

PROJECT SITE NOISE EXPOSURE

The project site is located between N. Barcus Avenue and N. Cornelia Avenue, south of the future alignment of W. Gettysburg Avenue, in the City of Fresno. The project site is exposed traffic noise associated with vehicles on N. Barcus Avenue and N. Cornelia Avenue and will be exposed to traffic noise associated with the future alignment of W. Gettysburg Avenue. The distance from the closest residential setback to the future alignment of W. Gettysburg Avenue is approximately 60 feet. The distance from the closest residential setback to the centerline of N. Cornelia Avenue is approximately 650 feet. It should be noted, Fresno COG does not provide traffic volume data for local roadways, and therefore no traffic volume data is available for N. Barcus Avenue. Traffic noise associated with vehicles on N. Barcus Avenue is not considered to be a significant impact at the proposed project site.

Traffic Noise Exposure

Noise exposure from traffic on N. Cordelia Avenue and W. Gettysburg Avenue was calculated for existing (N. Cordelia Avenue only) and future (2035) conditions using the FHWA Traffic Noise Model and traffic data obtained from Fresno COG. A description of the noise model, applied data, methodology and findings is provided below.

WJVA utilized the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108). The FHWA Model is a standard analytical method used for roadway traffic noise calculations. The model is based upon reference energy emission levels for automobiles, medium trucks (2 axles) and heavy trucks (3 or more axles), with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L_{eq} values for free-flowing traffic conditions, and is generally considered to be accurate within ±1.5 dB. To predict L_{dn} values, it is necessary to determine the hourly distribution of traffic for a typical day and adjust the traffic volume input data to yield an equivalent hourly traffic volume.

Noise level measurements and concurrent traffic counts were conducted by WJVA staff along N. Cordelia Avenue, near the project site on November 24, 2021. The purpose of the measurement was to evaluate the accuracy of the FHWA Model in describing traffic noise exposure within the project site. The traffic noise measurement site was located at a distance of approximately 50 feet from the centerline of N. Cordelia. The speed limit was assumed to be 40 mph (miles per hour). The project vicinity and noise monitoring site location are provided as Figure 2.

Noise monitoring equipment consisted of Larson-Davis Laboratories Model LDL-820 sound level analyzer equipped with a B&K Type 4176 1/2" microphone. The equipment complies with the specifications of the American National Standards Institute (ANSI) for Type I (Precision) sound level meters. The meter was calibrated in the field prior to use with a B&K Type 4230 acoustic calibrator to ensure the accuracy of the measurements. The microphone was located on a tripod at 5 feet above the ground. The project site presently consists of undeveloped land and a portion is currently used for industrial purposes.

Noise measurements were conducted in terms of the equivalent energy sound level (L_{eq}). Measured L_{eq} values were compared to L_{eq} values calculated (predicted) by the FHWA Model using as inputs the traffic volumes, truck mix and vehicle speed observed during the noise measurements. The results of the comparison are shown in Table IV.

From Table IV it may be determined that the traffic noise levels predicted by the FHWA Model were 0.7 dB lower than those measured for the conditions observed at the time of the noise measurements for N. Cordelia Avenue. This is considered to be excellent agreement with the model and therefore no adjustments to the model are necessary.

TABLE IV

COMPARISON OF MEASURED AND PREDICTED (FHWA MODEL) NOISE LEVELS AJIT GILL APARTMENTS, FRESNO

	N. Cordelia Avenue
Measurement Start Time	3:15 p.m.
Observed # Autos/Hr.	180
Observed # Medium Trucks/Hr.	4
Observed # Heavy Trucks/Hr.	0
Observed Speed (MPH)	40
Distance, ft. (from center of roadway)	50
L_{eq}, dBA (Measured)	58.7
L_{eq}, dBA (Predicted)	58.0
Difference between Predicted and Measured L_{eq}, dBA	**-0.7**

Note: FHWA "soft" site assumed for calculations.
Source: WJV Acoustics, Inc.

Annual Average Daily Traffic (AADT) data for N. Cordelia and W. Gettysburg (future alignment) in the project vicinity was obtained from Fresno COG. Truck percentages and the day/night distribution of traffic were estimated by WJVA, based upon previous studies conducted in the project vicinity since project-specific data were not available from government sources. A speed limit of 40 mph was assumed for N. Cordelia and a speed limit of 30 mph was assumed for W. Gettysburg Avenue. Table V summarizes annual average traffic data used to model noise exposure within the project site.

TABLE V

TRAFFIC NOISE MODELING ASSUMPTIONS
AJIT GILL APARTMENTS, FRESNO

	N. Cordelia Avenue		W. Gettysburg Avenue
	Existing	2035	2035
Annual Avenue Daily Traffic (AADT)	3,558	3,754	992
Day/Night Split (%)	90/10		
Assumed Vehicle Speed (mph)	40		30
% Medium Trucks (% AADT)	2		
% Heavy Trucks (% AADT)	1		

Sources: Fresno COG
WJV Acoustics, Inc.

Using data from Table V, the FHWA Model, annual average traffic noise exposure was calculated for the closest proposed backyards from N. Cordelia Avenue and W. Gettysburg Avenue. Table VI provides the noise exposure levels for E. Dakota Avenue, at the closest proposed residential lots to the roadway.

TABLE VI

MODELED TRAFFIC NOISE LEVELS AT CLOSEST ROADWAY SETBACKS, dB, L_{dn}
AJIT GILL APARTMENTS, FRESNO

Roadway	Existing Conditions	2035 Conditions
N. Cordelia Avenue	43.9	44.1
W. Gettysburg Avenue	--	51.0

Source: WJV Acoustics
Fresno COG

Reference to Table VI indicates that the traffic noise exposure at the closest proposed setbacks to to N. Cordelia Avenue and W. Gettysburg Avenue would be approximately 44 dB L_{dn} and 51 dB L_{dn}, respectively. Such noise exposure levels do not exceed the City's 65 dB L_{dn} exterior noise level standard, and mitigation is not required for project compliance with the applicable City of Fresno exterior noise level standards.

Interior Noise Exposure:

The City of Fresno interior noise level standard is 45 dB L_{dn}. The worst-case noise exposure within the proposed residential development would be approximately 51 dB L_{dn}. This means that the proposed residential construction must be capable of providing a minimum outdoor-to-indoor noise level reduction (NLR) of approximately 6 dB (51-45=6).

A specific analysis of interior noise levels was not performed. However, it may be assumed that residential construction methods complying with current building code requirements will reduce exterior noise levels by approximately 25 dB if windows and doors are closed. This will be sufficient for compliance with the City's 45 dB L_{dn} interior standard at all proposed residential buildings. Requiring that it be possible for windows and doors to remain closed for sound insulation means that air conditioning or mechanical ventilation will be required.

CONCLUSIONS AND RECOMMENDATIONS

The proposed 96-unit multi-family residential development will comply with all City of Fresno exterior and interior noise level standards, without the need for the inclusion of mitigation measures, provided that air conditioning or mechanical ventilation is incorporated into final project design, so that doors and windows can remain closed for noise insulation purposes.

The conclusions and recommendations of this acoustical analysis are based upon the best information known to WJV Acoustics Inc. (WJVA) at the time the analysis was prepared concerning the proposed site plan, project site elevation, traffic volumes and roadway configurations. Any significant changes in these factors will require a reevaluation of the findings of this report. Additionally, any significant future changes in motor vehicle technology, noise regulations or other factors beyond WJVA's control may result in long-term noise results different from those described by this analysis.

Respectfully submitted,

Walter J. Van Groningen
President

WJV:wjv

FIGURE 1: SITE PLAN

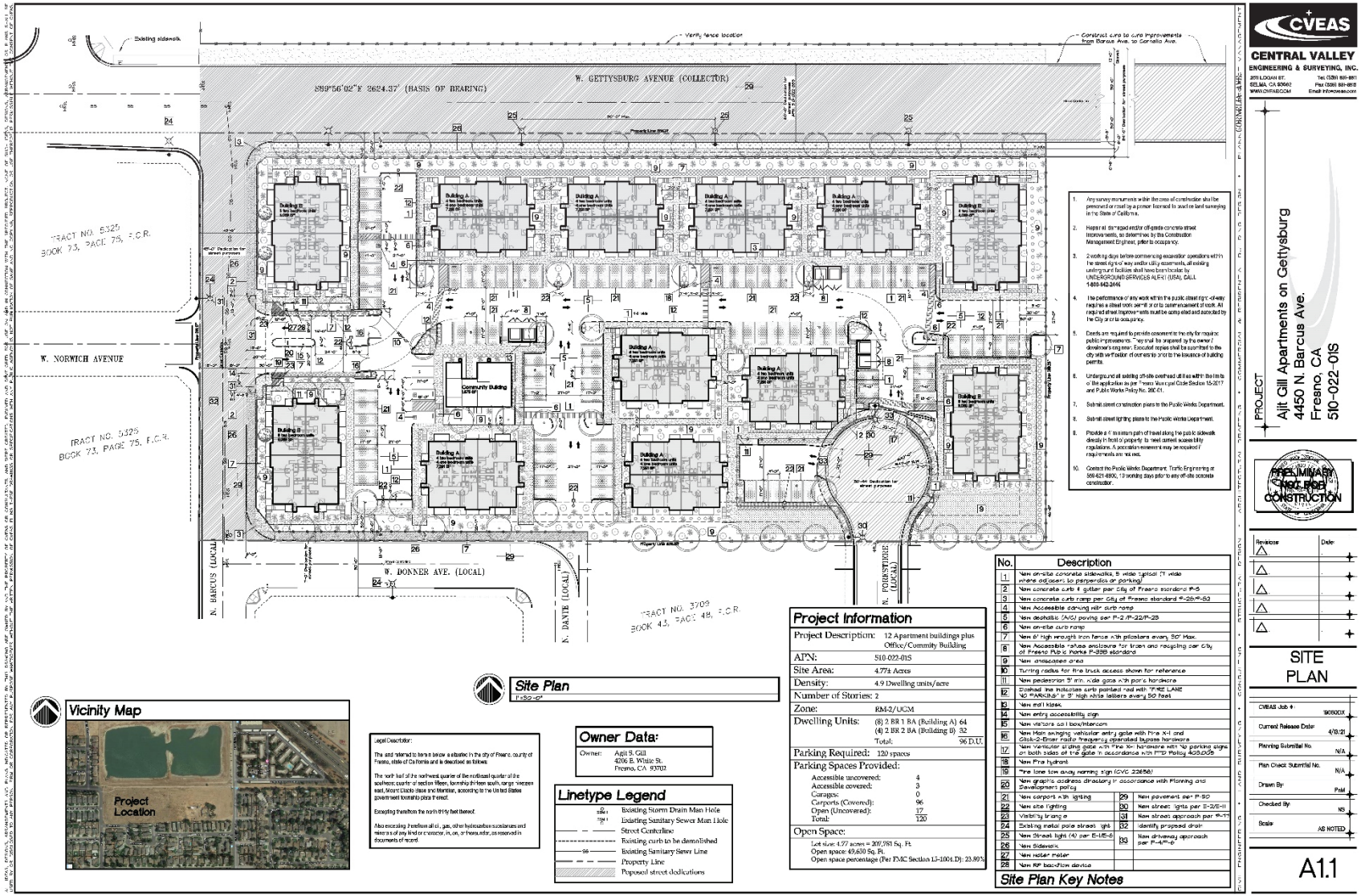


FIGURE 2: PROJECT SITE VICINITY AND NOISE MEASUREMENT LOCATION

APPENDIX A

ACOUSTICAL TERMINOLOGY

AMBIENT NOISE LEVEL: The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

CNEL: Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

DECIBEL, dB: A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

DNL/L_{dn}: Day/Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

L_{eq}: Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1, 8 and 24-hour sample periods.

NOTE: The CNEL and DNL represent daily levels of noise exposure averaged on an annual basis, while L_{eq} represents the average noise exposure for a shorter time period, typically one hour.

L_{max}: The maximum noise level recorded during a noise event.

L_n: The sound level exceeded "n" percent of the time during a sample interval (L_{90}, L_{50}, L_{10}, etc.). For example, L_{10} equals the level exceeded 10 percent of the time.

A-2

ACOUSTICAL TERMINOLOGY

NOISE EXPOSURE CONTOURS: Lines drawn about a noise source indicating constant levels of noise exposure. CNEL and DNL contours are frequently utilized to describe community exposure to noise.

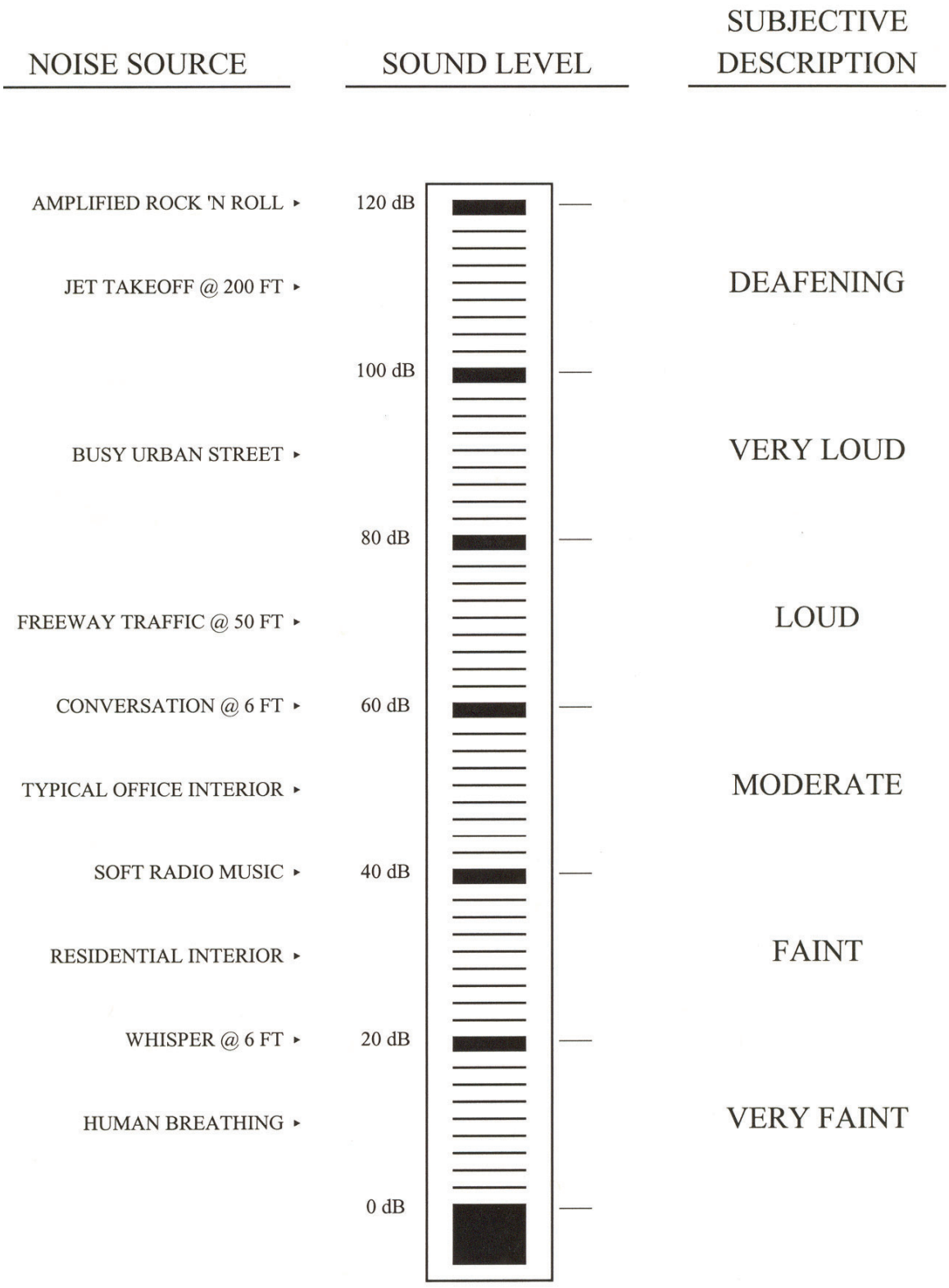
NOISE LEVEL REDUCTION (NLR): The noise reduction between indoor and outdoor environments or between two rooms that is the numerical difference, in decibels, of the average sound pressure levels in those areas or rooms. A measurement of "noise level reduction" combines the effect of the transmission loss performance of the structure plus the effect of acoustic absorption present in the receiving room.

SEL or SENEL: Sound Exposure Level or Single Event Noise Exposure Level. The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound pressure for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

SOUND LEVEL: The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

SOUND TRANSMISSION CLASS (STC): The single-number rating of sound transmission loss for a construction element (window, door, etc.) over a frequency range where speech intelligibility largely occurs.

APPENDIX B
EXAMPLES OF SOUND LEVELS



Appendix E

VMT Assessment

PETERS ENGINEERING GROUP
A CALIFORNIA CORPORATION

Ms. Molly Baumeister
4Creeks
324 South Santa Fe Street, Suite A
Visalia, California 93292

December 10, 2021

Subject: Vehicle Miles Traveled Analysis
Proposed Gill Apartment Complex
Southeast of the Intersection of Gettysburg and Barcus Avenues
Fresno, California

FAASTER Reference No.: P20-01715
Assigned Planner: Marisela Martinez

Dear Ms. Baumeister:

Introduction

This report presents the results of vehicle miles traveled (VMT) analyses for the subject project. The analysis focuses on the anticipated number of vehicle trips resulting from the project.

Project Description

The proposed project site covers approximately 4.77 acres located southeast of the intersection of Gettysburg and Barcus Avenues in Fresno, California (APN 510-022-01S). The Project is an apartment complex with 96 units. Site access will be via one main driveway connecting to Barcus Avenue at Norwich Avenue and another driveway connecting to Forestiere Avenue at a new cul de sac. The Project site plan is attached.

Trip Generation

Data provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* were used to estimate the number of trips anticipated to be generated by the existing and proposed land uses at the site for comparison purposes. Table 1 presents trip generation characteristics of the proposed project.

Table 1
Project Trip Generation

Land Use	Units	Daily		A.M. Peak Hour					P.M. Peak Hour				
		Rate	Total	Rate	In:Out	In	Out	Total	Rate	In:Out	In	Out	Total
Multifamily Housing (Low-Rise)	96	6.74	648	0.40	24:76	9	30	39	0.51	63:37	31	18	49

Reference: *Trip Generation Manual, 11th Edition, Institute of Transportation Engineers 2021*
Rates are in trips per dwelling unit.

Vehicle Miles Traveled (VMT)

Senate Bill (SB) 743 requires that relevant CEQA analysis of transportation impacts be conducted using a metric known as vehicle miles traveled (VMT) instead of Level of Service (LOS). VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto roads, the project may cause a significant transportation impact.

The State CEQA Guidelines were amended to implement SB 743 by adding Section 15064.3. Among its provisions, Section 15064.3 confirms that, except with respect to transportation projects, a project's effect on automobile delay shall not constitute a significant environmental impact. Therefore, LOS as a measure of impacts on traffic facilities is no longer a relevant CEQA criteria for transportation impacts.

CEQA Guidelines Section 15064.3(b)(4) states that "[a] lead agency has discretion to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revision to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section."

On June 25, 2020, the City of Fresno adopted *CEQA Guidelines for Vehicle Miles Traveled Thresholds*, dated June 25, 2020, pursuant to SB 743 to be effective as of July 1, 2020. The thresholds described therein are referred to herein as the City of Fresno VMT Thresholds. The City of Fresno VMT Thresholds document was prepared and adopted consistent with the requirements of CEQA Guidelines Sections 15064.3 and 15064.7. The December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory) published by the Governor's Office of Planning and Research (OPR) was utilized as a reference and guidance document in the preparation of the City of Fresno VMT Thresholds.

The City of Fresno VMT Thresholds adopted a screening standard and criteria that can be used to screen out qualified projects that meet the adopted criteria from a requirement to prepare a detailed VMT analysis.

The City of Fresno VMT Thresholds Section 3.0 regarding Project Screening discusses a variety of projects that may be screened out of a VMT analysis including specific development and transportation projects. For development projects, conditions may exist that would allow the presumption that a development project will have a less-than-significant

impact. These conditions may be size, location, proximity to transit, or trip-making potential. For transportation projects, the primary attribute to consider with transportation projects is the potential to increase vehicle travel, sometimes referred to as "induced travel."

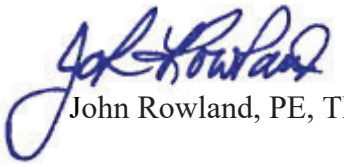
The proposed Project will generate approximately 648 trips per day and does not screen out when plotted on Figure 6, City of Fresno - Existing VMT per Capita (see attached). Therefore, additional analyses are required.

The City of Fresno VMT Thresholds document indicates that the Fresno COG VMT Screening Tool can be used to determine whether a development project may be screened from a detailed VMT analysis. The screening tool was utilized and indicates that the Project will not cause a significant transportation impact. The screening tool output is attached.

In conclusion, the Project will result in a less-than-significant VMT impact and is consistent with CEQA Guidelines section 15064.3(b).

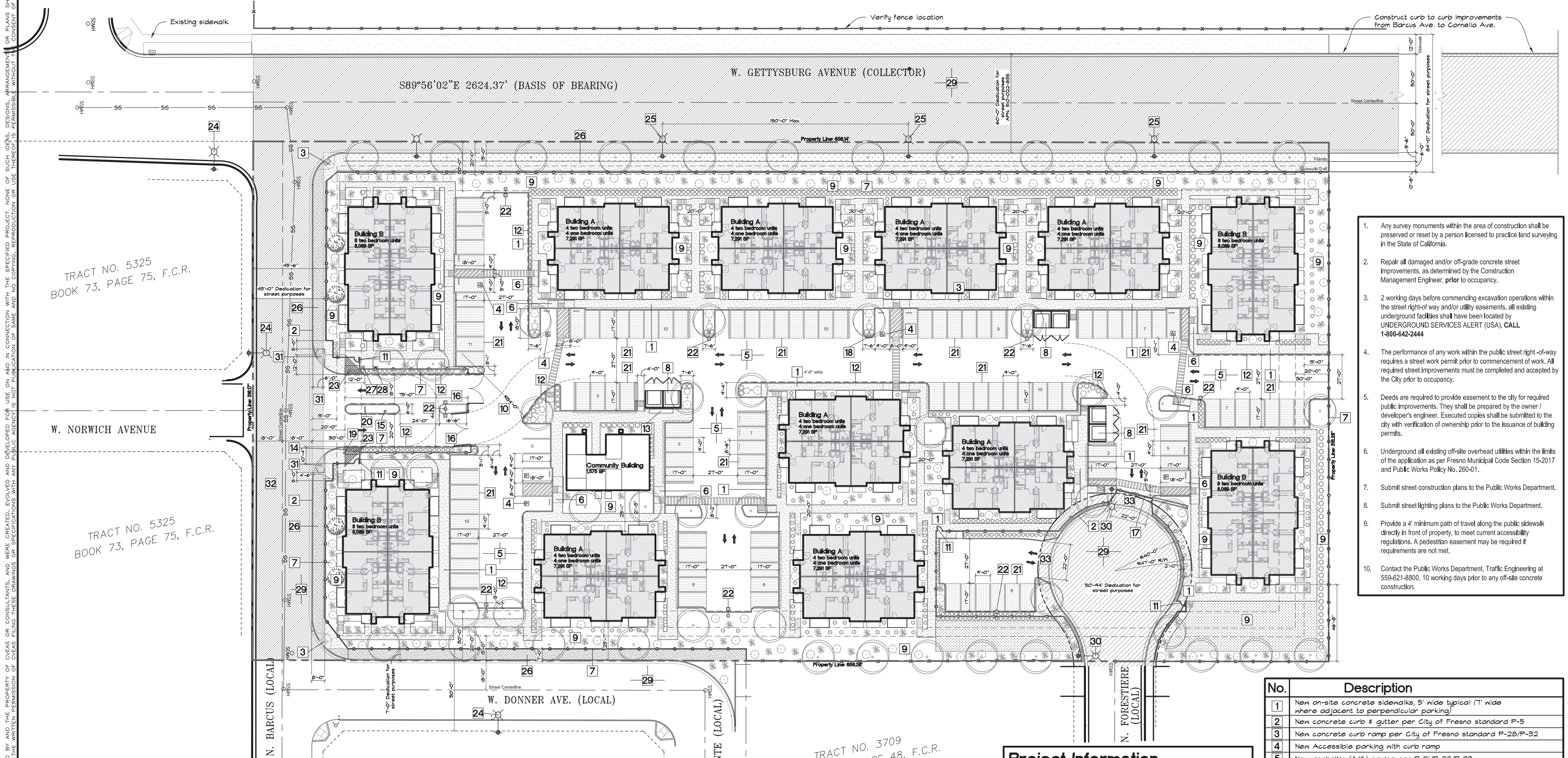
Thank you for the opportunity to perform this VMT analysis. Please feel free to contact our office if you have any questions.

PETERS ENGINEERING GROUP



John Rowland, PE, TE

Attachment: Site Plan
Figure 6, City of Fresno - Existing VMT per Capita
Fresno COG Screening Tool Output



1. Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
2. Repair all damaged and/or off-grade concrete street improvements, as determined by the Construction Management Engineer, **prlor** to occupancy.
3. 2 working days before commencing excavation operations within the street right-of way and/or utility easements, all existing underground facilities shall have been located by UNDERGROUND SERVICES ALERT (USA). **CALL 1-800-642-2444**
4. The performance of any work within the public street right -of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.
5. Deeds are required to provide easement to the city for required public improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the city with verification of ownership prior to the issuance of building permits.
6. Underground all existing off-site overhead utilities within the limits of the application as per Fresno Municipal Code Section 15-2017 and Public Works Policy No. 260-01.
7. Submit street construction plans to the Public Works Department.
8. Submit street lighting plans to the Public Works Department.
9. Provide a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement may be required if requirements are not met.
10. Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any off-site concrete construction.

Site Plan

1"=30'-0"

Vicinity Map

Legal Description:

The land referred to herein below is situated in the city of Fresno. county of Fresno, state of California and is described as follows:

The north half of the northwest quarter of the northeast quarter of the southeast quarter of section fifteen, township thirteen south, range nineteen east, Mount Diablo Base and Meridian, according to the United States government township plats thereof.

Excepting therefrom the north thirty feet thereof.

Also excepting therefrom all oil, gas, other hydrocarbon substances and minerals of any kind or character, in, on, or thereunder, as reserved in documents of record.

Owner Data:

Owner: Agit S. Gill
4206 E. White St.
Fresno, CA 93702

Linetype Legend

SDMH	Existing Storm Drain Man Hole
SSMH	Existing Sanitary Sewer Man Hole
	Street Centerline
	Existing curb to be demolished
SS	Existing Sanitary Sewr Line
	Property Line
	Poposed street dedications

Project Information

Project Description:	12 Apartment buildings plus Office/Commity Building
APN:	510-022-01S
Site Area:	4.77± Acres
Density:	4.9 Dwelling units/acre
Number of Stories:	2
Zone:	RM-2/UGM
Dwelling Units:	(8) 2 BR 1 BA (Building A) 64 (4) 2 BR 2 BA (Building B) 32 Total: 96 D.U.
Parking Required:	120 spaces
Parking Spaces Provided:	Accessible uncovered: 4 Accessible covered: 3 Garages: 0 Carports (Covered): 96 Open (Uncovered): 17 Total: 120
Open Space:	Lot size: 4.77 acres = 207,781 Sq. Ft. Open space: 49,650 Sq. Ft. Open space percentage (Per FMC Section 15-1004.D): 23.89%

No.	Description		
1	New on-site concrete sidewalks, 5' wide typical (7' wide where adjacent to perpendicular parking)		
2	New concrete curb & gutter per City of Fresno standard P-5		
3	New concrete curb ramp per City of Fresno standard P-28/P-32		
4	New Accessible parking with curb ramp		
5	New asphaltic (A/C) paving per P-21/P-22/P-23		
6	New on-site curb ramp		
7	New 6' high wrought iron fence with pilasters every 30' Max.		
8	New Accessible refuse enclosure for trash and recycling per City of Fresno Public Works P-33B standard		
9	New landscaped area		
10	Turning radius for fire truck access shown for reference		
11	New pedestrian 3' min. wide gate with panic hardware		
12	Dashed line indicates curb painted red with "FIRE LANE NO PARKING" in 3" high white letters every 50 feet		
13	New mail kiosk		
14	New entry accessibility sign		
15	New visitors call box/intercom		
16	New Main swinging vehicular entry gate with Fire X-1 and Click-2-Enter radio frequency operated bypass hardware		
17	New Vehicular sliding gate with Fire X-1 hardware with No parking signs on both sides of the gate in accordance with FFD Policy 403.005		
18	New Fire hydrant		
19	Fire lane tow away warning sign (CVC 22658)		
20	New graphic address directory in accordance with Planning and Development policy		
21	New carport with lighting	29	New pavement per P-50
22	New site lighting	30	New street lights per E-2/E-11
23	Visibility triangle	31	New street approach per P-77
24	Existing metal pole street light	32	Identify propsed drain
25	New Street light (4) per E-1/E-8	33	New driveway approach per P-4/P-6
26	New Sidewalk		
27	New water meter		
28	New RP backflow device		

Site Plan Key Notes

CENTRAL VALLEY ENGINEERING & SURVEYING, INC.
2511 LOGAN ST.
SELMA, CA 93662
WWW.CVEAS.COM
Tel. (559) 891-8811
Fax (559) 891-8815
Email: info@cveas.com

PROJECT
Ajit Gill Apartments on Gettysburg
4450 N. Barcus Ave.
Fresno, CA
510-022-01S

PRELIMINARY NOT FOR CONSTRUCTION

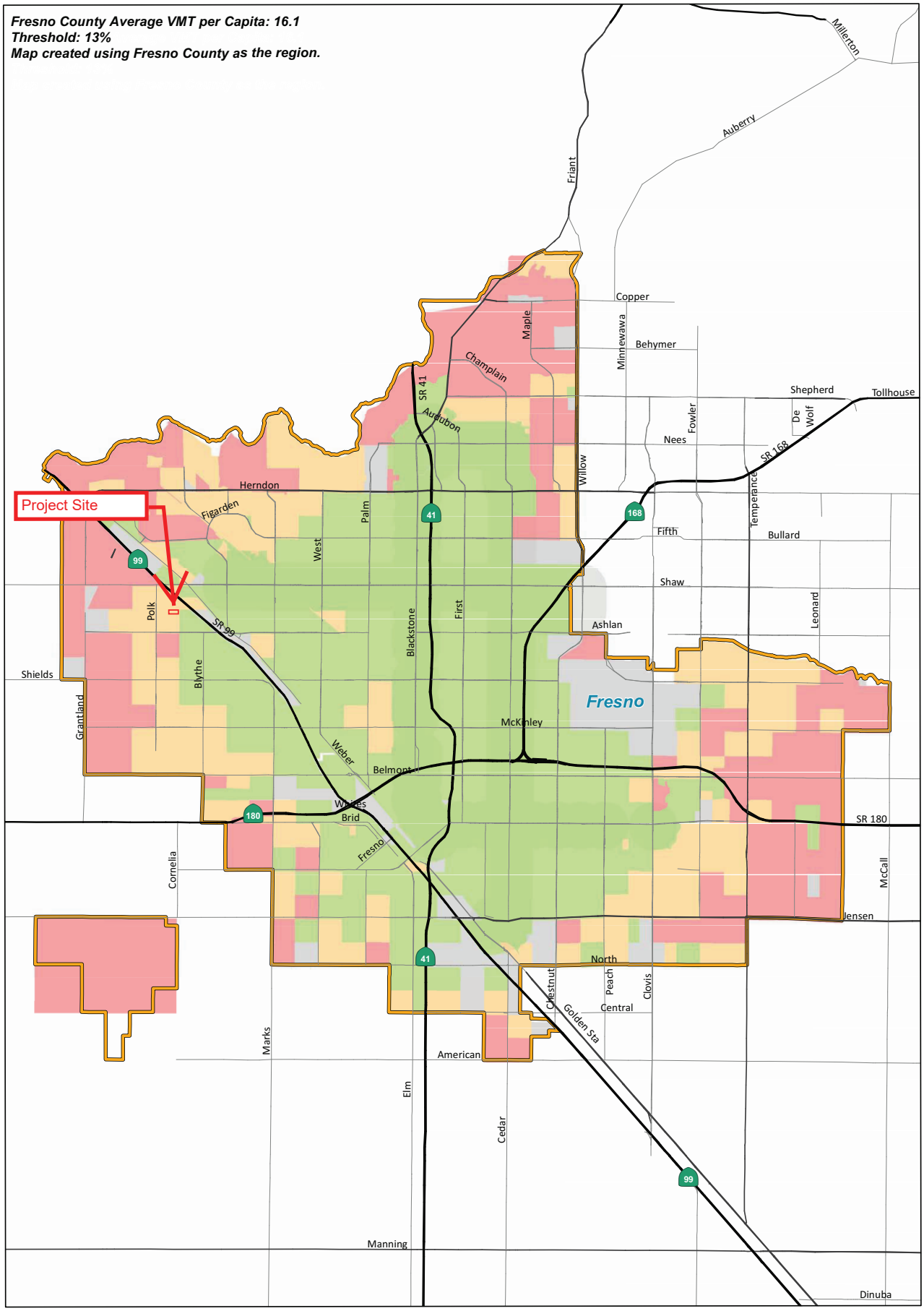
Revisions:	Date:
△.	.
△.	.
△.	.
△.	.
△.	.

SITE PLAN

CVEAS Job #:	19060DX
Current Release Date:	4/13/21
Planning Submittal No.	N/A
Plan Check Submittal No.	N/A
Drawn By:	PnM
Checked By:	NS
Scale:	AS NOTED

A1.1

CIVIL ENGINEERING * LAND SURVEYING * CONSULTING * STRUCTURAL DESIGN * ARCHITECTURAL DRAFTING * COMMERCIAL & RESIDENTIAL BUILDING DESIGN * PLANNING * PROJECT MANAGEMENT



LSA

FIGURE 6

LEGEND

City with Sphere of Influence

VMT per Capita

- No Population
- Less than 14.0
- 14.0 - 18.2
- Greater than 18.2

0 5000 10000
FEET

SOURCE: Fresno COG Activity Based Travel Demand Model (2019)

R:\FCG1901 FresnoCOG VMT\GIS\VMT_Maps_04-20-2020\fig6_Fresno_COGAVG.mxd (4/28/2020)

CEQA Guidelines for Vehicle Miles Traveled Thresholds

City of Fresno - Existing VMT per Capita

Fresno COG Vehicle Miles Traveled Analysis Tool Summary Report

Tool Version: *Version 1.37* *Report Date:* *12/10/2021*

Project Information

Name:	Gill Apartment Complex
Jurisdiction	Fresno
APN No.	510022015

Project Land Use

Residential	Single-family:	0	DU	Multi-family:	96	DU
	Total:	96	DU	Percent Affordable:	0	%
Non-Residential	Office:	0	EMP	Others:		TSF

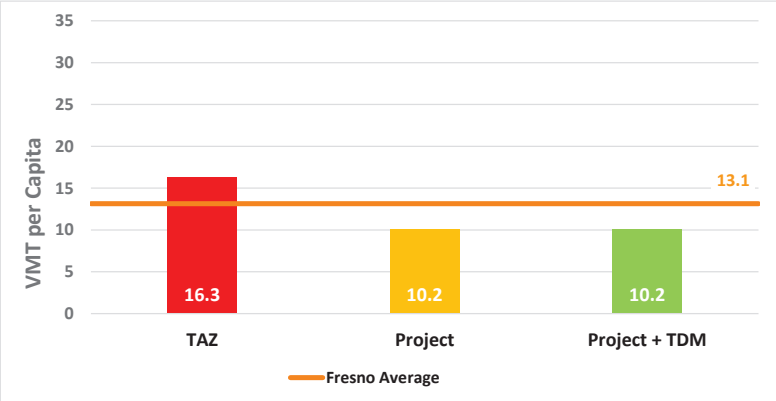
Project TDM measures (VMT reduction strategies)

TDM Strategy	Included in the project	TDM Quantification	% VMT/Capita Reduction	% VMT/Employment Reduction	
Implement Project Specific Vanpool Program	No		N/A		
Implement Project Specific Carpool Program	No			N/A	

Project VMT Results

Residential

Project's VMT/Capita (10.2) is less than City VMT/Capita (11.4 using 13% as threshold)



Project VMT per Capita:	10.2
City VMT / Capita:	13.1
Significant Impact:	No
Project VMT per Capita with TDM Measures:	10.2
Significant Impact with TDM measures:	No