

DRAFT INITIAL STUDY AND
MITIGATED NEGATIVE DECLARATION

**NORTH CENTRAL FIRE
PROTECTION DISTRICT
TRAINING CAMPUS PROJECT
FRESNO COUNTY, CALIFORNIA**



FEBRUARY 2025



**DRAFT INITIAL STUDY AND
MITIGATED NEGATIVE DECLARATION**

**NORTH CENTRAL FIRE PROTECTION
DISTRICT TRAINING CAMPUS PROJECT**

Consultant:



5080 California Avenue, Suite 220
Bakersfield, CA 93309

Contact: Jaymie Brauer, Principal Planner
Phone: (661) 616-2600

FEBRUARY 2025

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

This is to advise that the North Central Fire Protection District has prepared a Mitigated Negative Declaration for the project identified below that is scheduled to be heard at the North Central Fire Protection District Board Meeting on Thursday, **March 27, 2025**.

The review period for the Mitigated Negative Declaration begins on Wednesday, **February 5, 2025**, and ends on Thursday, **March 6, 2025**. The Mitigated Negative Declaration may be reviewed at <https://ncfpd.specialdistrict.org/> and at the following location: North Central Fire Protection District, 15850 W. Kearney Blvd., Kerman, CA 93630. Comments regarding the Mitigated Negative Declaration should be mailed to Jaymie Brauer, Principal Planner, 5080 California Avenue, Suite 220, Bakersfield, CA 93309, or jaymie.brauer@qkinc.com or Tim Henry, Fire Chief, 15850 W. Kearney Blvd., Kerman, CA 93630, or tim.henry@northcentralfire.org before 5:00 PM Thursday, **March 6, 2025**.

PLEASE BE ADVISED that the North Central Fire Protection District will consider the Mitigated Negative Declaration at the Board Meeting to be held on Thursday, **March 27, 2025**. Presentations will be made at approximately 4:30 PM. Action on items on the agenda will occur after the presentations. The meeting will be located at 15850 W. Kearney Blvd., Kerman, CA 93630. The North Central Fire Protection District Board will take final action to adopt the Mitigated Negative Declaration at the board meeting following the public hearing.

Project Name

North Central Fire Protection District Training Campus Project

Project Location

The proposed project is located in the County of Fresno on a 60-acre project site (APN 025-200-17S) on the southwest corner of West Kearney Boulevard and South Howard Avenue. The proposed project site is generally bounded by West Kearney Boulevard to the north, Union Pacific Railroad to the south, the future Sycamore Avenue alignment to the west, and South Howard Avenue to the east. The project site is located approximately 0.5 miles east of the Kerman city limits and is outside the city limits and outside the sphere of influence (SOI) of Kerman. The project site is located within the Kerman Planning Area. The purpose of the Planning Area is to provide the opportunity to evaluate the effects of future growth and circulation changes in the entire Planning Area (City of Kerman 2020).

Regional access to the project site is provided by State Route (SR) 180 and SR 145. The site is located within Section 8, Township 14S, Range 18E MDB&M, of the Kerman USGS Quad Map.

Project Description

The North Central Fire Protection District (NCFPD) proposes the development of instruction, training, and emergency operations facilities at a single specialized campus. Development of the proposed project would ensure crew readiness to respond to emergency incidents with the NCFPD's 230-square-mile service area and support partner agencies when needed. Additionally, the project would allow the NCFPD to utilize the facilities at the campus for training exercises and community events related to the provision of emergency services. The project will be completed in three phases: Phase 1, totaling 5.68 acres; Phase 2, totaling 17.41 acres; and Phase 3, totaling 35.20 acres.

Phase 1 consists of a fire station with three bays (15,400 square feet), an emergency operations center (15,200 square feet), a drafting pit training area, a leach field, a parking lot, and landscaping. Water will be provided from the existing on-site water well on site. Once development commences on site, a potable water tank will be included for any of the buildings. In the future, the site may connect to the City's water service system. A septic system and leach field will also be constructed during Phase 1.

Phase 2 consists of the following training facilities: a fire apparatus building/big box building with six bays (14,400 square feet), electrical tower, generator area, water tank storage, roof props residential/commercial ventilation training with an outdoor classroom, propane props/tanks, cinder block, vehicle extrication with an outdoor classroom, two-story Class A burn building with a live burn prop tower, five-story Class B burn building with a propane prop tower, small town prop training area, drone training area with research and development classrooms/tech labs and a fire training center (26,000 square feet) equipped with offices, classrooms, conference rooms, shower facilities, restrooms and tactical simulator training. Phase 2 will also include a stormwater and recycled water retention basin, leach field, parking lot, landscaping, and a maintenance facility/storage with three bays (16,620 square feet).

Phase 3 consists of the development of a concrete helipad site (Type 2), solar panel training area, electrical vehicle area, outdoor classroom, driving track course, driving track course classroom/observation tower, stormwater/recycled water retention basin (approximately 5.0 acres), lithium ion-battery storage training area and rail/train training area. Phase 3 will also include the dedication of a 30-foot easement for the future development of a roadway on the easterly border of the site.

The proposed new fire station will be operational 24 hours a day, every day of the calendar year, and will be operated and maintained by the NCFPD. The training facility will conduct two firefighter academies per year with approximately eight new trainees per academy class. Each academy is scheduled for six weeks or 30 days of training. It is anticipated that full buildout will occur over a 10-year period.

As mandated by the California Environmental Quality Act (CEQA), the public review period for this document is 30 days (CEQA Section 15073[b]). The public review period for the Mitigated Negative Declaration begins on Wednesday, **February 5, 2025**, and ends on

Thursday, **March 6, 2025**. For further information, please contact Jaymie Brauer at (661) 616-2600 or jaymie.brauer@qkinc.com.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: North Central Fire Protection District Training Campus Project

Lead Agency: North Central Fire Protection District Contact Person: Tim Henry
 Mailing Address: 15850 W. Kearney Blvd. Phone: (559) 878-4550
 City: Kerman Zip: 93630 County: Fresno

Project Location: County: Fresno City/Nearest Community: Kerman
 Cross Streets: West Kearney Boulevard and South Howard Avenue Zip Code: 93630

Longitude/Latitude (degrees, minutes and seconds): 36 ° 43 ' 37.29 " N / 120 ° 1 ' 31.47 " W Total Acres: 60

Assessor's Parcel No.: 025-200-17S Section: 8 Twp.: 14S Range: 18E Base: MDBM

Within 2 Miles: State Hwy #: 180 and 145 Waterways: N/A

Airports: N/A Railways: Union Pacific Schools: 2 ES; 1 MS; 2 HS

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input checked="" type="checkbox"/> Other: Fire Station, Emergency Operations Center, Fire Training Facility |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

Urban Reserve/Ponding Basin (City of Kerman); Agriculture (County of Fresno)

Project Description: (please use a separate page if necessary)

See attached.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 6 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 5 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 4 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: <u>Fresno LAFCo</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: <u>Fresno Co</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date February 5, 2025 Ending Date March 6, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
 Address: _____ Address: _____
 City/State/Zip: _____ City/State/Zip: _____
 Contact: _____ Phone: _____
 Phone: _____

Signature of Lead Agency Representative:  Date: 2/5/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

North Central Fire Protection District Training Campus Project Description

The North Central Fire Protection District (NCFPD) proposes the development of instruction, training and emergency operations facilities at a single specialized campus. Development of the proposed project would ensure crew readiness to respond to emergency incidents with the NCFPD's 230 square mile service area and support partner agencies when needed. Additionally, the project would allow the NCFPD to utilize the facilities at the campus for training exercises and community events related to the provision of emergency services. The Project will be completed in three phases: Phase 1 totaling 5.68 acres, Phase 2 totaling 17.41 acres, and Phase 3 totaling 35.20 acres.

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Table of Contents

<i>List of Acronyms and Abbreviations</i>	<i>iii</i>
<i>Mitigated Negative Declaration</i>	<i>Error! Bookmark not defined.</i>
<i>SECTION 1 - Introduction</i>	<i>1-1</i>
1.1 - Overview	1-1
1.2 - California Environmental Quality Act	1-1
1.3 - Impact Terminology.....	1-1
1.4 - Document Organization and Contents.....	1-2
1.5 - Incorporated by Reference.....	1-2
<i>SECTION 2 - Project Description</i>	<i>2-1</i>
2.1 - Introduction	2-1
2.2 - Project Location.....	2-1
2.3 - Project Environment.....	2-1
2.4 - Proposed Project.....	2-2
<i>SECTION 3 - Initial Study</i>	<i>3-1</i>
3.1 - Environmental Checklist.....	3-1
3.2 - Environmental Factors Potentially Affected	3-2
3.3 - Determination	3-3
3.4 - Evaluation of Environmental Impacts	3-5
3.4.1 - Aesthetics	3-7
3.4.2 - Agriculture and Forestry Resources.....	3-10
3.4.3 - Air Quality	3-14
3.4.4 - Biological Resources	3-21
3.4.5 - Cultural Resources.....	3-38
3.4.6 - Energy.....	3-41
3.4.7 - Geology and Soils.....	3-44
3.4.8 - Greenhouse Gas Emissions.....	3-51
3.4.9 - Hazards and Hazardous Materials.....	3-54
3.4.10 - Hydrology and Water Quality	3-61
3.4.11 - Land Use and Planning	3-68
3.4.12 - Mineral Resources.....	3-70
3.4.13 - Noise	3-72
3.4.14 - Population and Housing.....	3-78
3.4.15 - Public Services.....	3-80
3.4.16 - Recreation	3-84
3.4.17 - Transportation	3-86
3.4.18 - Tribal Cultural Resources.....	3-91
3.4.19 - Utilities and Service Systems	3-93

3.4.20 - Wildfire.....	3-98
3.4.21 - Mandatory Findings of Significance	3-101
<i>SECTION 4 - List of Preparers</i>	<i>4-1</i>
<i>SECTION 5 - Bibliography</i>	<i>5-1</i>
<i>SECTION 6 - Mitigation Monitoring and Reporting Program.....</i>	<i>6-1</i>

Appendices

- Appendix A – Focused Air Quality Study and Health Risk Assessment
- Appendix B – Cultural Resources Technical Memo
- Appendix C – Trip Generation and Vehicles Miles Travelled Report

List of Figures

Figure 1-1 Regional Location	1-3
Figure 1-2 Project Site.....	1-4
Figure 1-3 Conceptual Site Plan	1-5
Figure 2-1 Kerman City Limits and Sphere of Influence.....	2-4
Figure 3.4.4-1 Biological Resources.....	3-37

List of Tables

Table 3.4.3-1 SJVAPCD Air Quality Thresholds of Significance – Criteria Pollutants	3-16
Table 3.4.3-2 Short-Term Project Emissions	3-17
Table 3.4.3-3 Long-Term (Operational Emissions).....	3-17
Table 3.4.3-4 Potential Maximum Impacts Predicted by HARP2	3-19
Table 3.4.4-1 Special-Status Plant Species Occurring in the Region of the BSA	3-24
Table 3.4.4-2 Special-Status Wildlife Species Occurring in the Region of the BSA.....	3-26
Table 3.4.8-1 Estimated Annual GHG Emissions (MT/Year)	3-51
Table 3.4.13-1 Attenuation Distances from Project Noise Sources to 90 dBA Noise Contour	3-73
Table 3.4.13-2 Typical Vibration Levels for Construction Equipment.....	3-76

LIST OF ACRONYMS AND ABBREVIATIONS

ALUCP	Airport Land Use Compatibility Plan
APN	Assessor's Parcel Number
BMPs	Best Management Practices
BSA	biological survey area
CalGEM	Geologic Energy Management Division
CARB	California Air Resources Board
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CHSC	California Health & Safety Code
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CRWQCB	California Regional Water Quality Control Board
CWA	Clean Water Act
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
EOP	Emergency Operations Plan
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
gpm	gallons per minute
GSA	Groundwater Sustainability Agency
GSP	Groundwater Sustainability Plan
HARP2	Hotspot Analysis and Reporting Program
HI	hazard index
hp	horsepower
HRA	Health Risk Assessment
IPaC	Information for Planning and Consultation
IS	Initial Study
LRA	Local Responsibility Area
MBTA	Migratory Bird Treaty Act
MCL	maximum contaminant level
mg	milligram
MJHMP	Multi-Jurisdictional Hazard Mitigation Plan
MMRP	Mitigation Monitoring and Reporting Program
MND	Mitigated Negative Declaration
mph	miles per hour
MRZs	Mineral Resource Zones
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCFPD	North Central Fire Protection District
NHD	National Hydrography Database

NPDES	National Pollutant Discharge Elimination System
NSR	New Source Review
NWI	National Wetlands Inventory
PG&E	Pacific Gas and Electric Company
PLSS	Public Land Survey System
PPV	peak particle velocity
PRC	Public Resources Code
SGMA	Sustainable Groundwater Management Act
SIL	Significant Impact Levels
SJKF	San Joaquin kit fox
SJVAB	San Joaquin Valley Air Basin
SJVAPCD	San Joaquin Valley Air Pollution Control District
SPAL	Small Project Analysis Level
SR	State Route
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Recourse Control Board
TACs	Toxic Air Contaminants
TCP	trichloropropane
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
VMT	Vehicle Miles Traveled
WEAT	Worker Environmental Awareness Training
µg/L	micrograms per liter

MITIGATED NEGATIVE DECLARATION

As Lead Agency under CEQA, the North Central Fire Protection District (NCFPD or District) has reviewed the project described below to determine whether it could have a significant effect on the environment because of its development. In accordance with CEQA Guidelines Section 15382, “[s]ignificant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Project Name

North Central Fire Protection District Training Campus Project

Project Location

The proposed project is located in the County of Fresno on a 60-acre project site (APN 025-200-17S) on the southwest corner of West Kearney Boulevard and South Howard Avenue. The proposed project site is generally bounded by West Kearney Boulevard to the north, Union Pacific Railroad to the south, the future Sycamore Avenue alignment to the west, and South Howard Avenue to the east. The project site is located approximately 0.5 miles east of the Kerman city limits and outside the City’s sphere of influence (SOI) (Figure 2-1).

Regional access to the project site is provided by State Route (SR) 180 and SR 145. The site is located within Section 8, Township 14S, Range 18E MDB&M, of the Kerman USGS Quad Map.

The site is bounded by railroad tracks to the south, agricultural fields to the north, east, and west, and rural residences to the north and west.

Project Description

The NCFPD proposes to develop a new fire station with instructional, training, and emergency operations facilities at a single specialized campus. Development of the proposed project would ensure crew readiness to respond to emergency incidents with the NCFPD’s 230-square-mile service area and support partner agencies when needed. Additionally, the project would allow the NCFPD to utilize the facilities at the campus for training exercises and community events related to the provision of emergency services. The project will be completed in three phases: Phase 1, totaling 5.68 acres; Phase 2, totaling 17.41 acres; and Phase 3, totaling 35.20 acres.

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The environmental document and documents referenced in the Initial Study/Mitigated Negative Declaration are available for review at the NCFPD Headquarters located at 15850 W. Kearney Boulevard, Kerman, CA 93630.

As mandated by the California Environmental Quality Act (CEQA), the public review period for this document is required to be a minimum of 30 days (CEQA Section 15073[b]). The public review period is Wednesday, February 5, 2025 – Thursday, March 6, 2025. For further information, please contact Jaymie Brauer at (661) 616-2600 or jaymie.brauer@qkinc.com.

Mailing Address and Phone Number of Contact Person

North Central Fire Protection District
15850 W. Kearney Boulevard
Kerman, CA 93630
Contact Person: Chief Tim Henry
Phone: (559) 878-4500

Findings

As Lead Agency, the NCFPD finds that the project will not have a significant effect on the environment. The Environmental Checklist (CEQA Guidelines Appendix G) or Initial Study (IS) (*see Section 3 - Environmental Checklist*) identified one or more potentially significant effects on the environment, but revisions to the project have been made before the release of this Mitigated Negative Declaration (MND), or mitigation measures would be implemented that reduce all potentially significant impacts less-than-significant levels. The Lead Agency further finds that there is no substantial evidence that this project would have a significant effect on the environment.

Mitigation Measures Included in the Project to Avoid Potentially Significant Effects

BIO-1: a) A pre-construction clearance survey of the project site shall be conducted for special-status wildlife species and nesting migratory birds and raptors. The survey shall occur no less than 14-30 days prior to the start of construction activities. If construction is delayed beyond 30 days from the time of the survey, then another survey shall be conducted. The survey shall be conducted by a qualified biologist with adequate training and prior experience conducting surveys for special-status wildlife species. If no special-status species or migratory birds/raptors or their sign are observed, no further action is warranted. A report outlining the results of the clearance survey shall be provided to the Lead Agency as evidence of compliance.

b) If dens/burrows/nests that could support any of these special-status species are discovered during the preconstruction survey, the avoidance buffers outlined below shall be established, and den or burrow monitoring shall be conducted in accordance with the California Department of Fish and Wildlife (CDFW) *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) and U.S. Fish and Wildlife Service (USFWS) *Standardized Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance* (U.S. Fish and Wildlife Service, 2011).

Den(s) or burrow(s) shall be monitored using trail cameras or tracking mediums such as diatomaceous earth. If no species are detected for a minimum of four consecutive days/nights, the den or burrow may be burrow-scoped and plugged with a filled sandbag under the direct supervision of a qualified biologist. All tunnels must be examined for animal presence before plugging with a sandbag to ensure no burrowing owls, kit foxes, or other animals are hiding inside.

No work shall occur within these buffers unless the biologist approves and monitors the activity. A copy of the preconstruction survey report shall be submitted to the Lead Agency as evidence of compliance.

Burrowing Owl (active burrows)

Location	Time of Year	Level of Disturbance		
		Low	Med	High
Nesting Sites	April 1-Aug 15	200 m	500 m	500 m
Nesting Sites	Aug 16-Oct 15	200 m	200 m	500 m
Nesting Sites	Oct 16-Mar 31	50 m	100 m	500 m

American badger/SJKF

- Potential or Atypical den – 50 feet
- Known den – 100 feet
- Natal Den –Contact CDFW for consultation

BIO-2: If construction is planned during the nesting season for migratory birds and raptors (February 15 to August 31) and nesting birds are identified during the preconstruction survey, active Swainson’s hawk nest shall be avoided by 0.5 miles, other raptor nests shall be avoided by 500 feet and all other migratory bird nests shall be avoided by 250 feet. Avoidance buffers may be reduced if a qualified biological monitor determines that encroachment into the buffer area is not affecting nest building, the rearing of young, or otherwise affecting the breeding behaviors of the resident birds.

BIO-3: If an active Swainson’s hawk nest is discovered at any time within 0.5 miles of active construction, a qualified biologist shall complete an assessment of the potential for current construction activities to impact the nest. The assessment would consider the type of construction activities, the location of construction relative to the nest, the visibility of construction activities from the nest location, and other existing disturbances in the area that are not related to the construction activities of this project. Based on this assessment, the biologist will determine if construction activities can proceed and the level of nest monitoring required. Construction activities shall not occur within 500 feet of an active nest, but depending on conditions at the site, this distance may be reduced. Full-time monitoring to evaluate the effects of construction activities on nesting Swainson’s hawks may be required. The qualified biologist shall have the authority to stop work if it is determined that project construction is disturbing the nest. These buffers may need to increase depending on the sensitivity of the nesting Swainson’s hawk to disturbances and at the discretion of the qualified biologist.

BIO-4: Prior to the initiation of construction activities, all personnel shall attend a Worker Environmental Awareness Training program developed by a qualified biologist. The program shall include information on the life histories of special-status species with the potential to occur on the project, their legal status, the course of action shall these species be encountered on-site, and avoidance and minimization measures to protect these species.

BIO-5: The following measures shall be implemented during all phases of the project to reduce the potential for impact from the project.

- a. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from the construction or project site.
- b. Construction-related vehicle traffic shall be restricted to established roads and predetermined ingress and egress corridors, staging, and parking areas. Vehicle speeds shall not exceed 20 miles per hour within the project site. A 10-mile-per-hour speed limit shall be implemented during night-time construction activities.
- c. To prevent inadvertent entrapment of kit fox or other animals during construction, the contractor shall cover all excavated, steep-walled holes or trenches more than two feet deep at the close of each workday with plywood or similar materials. If holes or trenches cannot be covered, one or more escape ramps constructed of earthen fill or wooden planks shall be installed in the trench. Before such holes or trenches are filled, the contractor shall thoroughly inspect them for entrapped animals. All construction-related pipes, culverts, or similar structures with a diameter of four inches or greater that are stored on the project site shall be thoroughly inspected for wildlife before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If at any time an entrapped or injured kit fox is discovered, work in the immediate area shall be temporarily halted, and USFWS and CDFW shall be consulted for guidance.
- d. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of four inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS and CDFW have been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity until the fox has escaped.
- e. No pets, such as dogs or cats, shall be permitted on the project sites to prevent harassment, mortality of kit foxes, or destruction of dens.
- f. No fueling of construction equipment will occur within 100 feet of a drainage, water crossing, or wetlands. If a spill or pipe break occurs within 100 feet of any water feature, adherence to the CREH Spill Prevention, Control, and Countermeasure (SPCC) Plan will be followed.
- g. Use of anticoagulant rodenticides and herbicides in project sites shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall

observe labels and other restrictions mandated by the EPA, California Department of Food and Agriculture, and other State and federal legislation, as well as additional project-related restrictions deemed necessary by the USFWS and CDFW. If rodent control must be conducted, zinc phosphide shall be used because of the proven lower risk to kit foxes.

- h. A representative shall be appointed by the project proponent, who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured, or entrapped kit fox. The representative shall be identified during the employee education program, and their name and telephone number shall be provided to the USFWS.
- i. The Sacramento Fish and Wildlife Office of USFWS and CDFW shall be notified in writing within three working days of the accidental death or injury to an SJKF during project-related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species at the addresses and telephone numbers below. The CDFW contact can be reached at (559) 243-4014 and R4CESA@wildlifeca.gov. The BLM will also be informed about those wells on the Split Estate property.
- j. All sightings of the SJKF shall be reported to the CNDDDB. A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the USFWS at the address below.
- k. Any project-related information required by the USFWS or questions concerning the above conditions or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at Endangered Species Division, 2800 Cottage Way, Suite W 2605, Sacramento, California 95825-1846, phone: (916) 414-6620 or (916) 414-6600.
- l. A copy of the pre-construction survey report shall be submitted to the Lead Agency as evidence of compliance.

CUL-1: If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock, as well as historic resources such as glass, metal, wood, brick, or structural remnants. If a qualified archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.

CUL-2: 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.

GEO-1: If the proposed development will disturb an area of one or more acres, prior to issuing of grading or building permits, the project developer shall obtain (1) an approved Stormwater Pollution Prevention Plan (SWPPP) and (2) the Notice of Intent (NOI) to comply with the General National Pollutant Discharge Elimination System (NPDES) from the Central Valley Regional Water Quality Control Board. The requirements of the SWPPP and NPDES shall be incorporated into design specifications and construction contracts. Recommended Best Management Practices for the construction phase may include the following:

- Stockpiling and disposing of demolition debris, concrete, and soil properly.
- Protecting existing storm drain inlets and stabilizing disturbed areas.
- Implementing erosion controls.
- Properly managing construction materials.
- Managing waste, aggressively controlling litter, and implementing sediment control.

GEO-2: If any paleontological resources are encountered during ground-disturbance activities, all work within 25 feet of the find shall halt until a qualified paleontologist, as defined by the *Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources* (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or another appropriate facility regarding any discoveries of paleontological resources.

If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations and fossil recovery may be required to mitigate adverse impacts from project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided to ensure no adverse effects, or such effects must be mitigated. Construction in that area shall not resume until the resource-appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and

fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.

HAZ-1: Prior to initiating excavation or grading in areas where the land has been or is currently being farmed, soil samples shall be collected and tested for herbicides, pesticides, and fumigants to determine the presence and extent of any contamination. The sampling and testing shall be prepared in consultation with the County Agricultural Commission, conducted by an appropriate California-licensed professional, and sent to a California Certified Laboratory. A report documenting the areas proposed for sampling and the process used for sampling and testing shall be submitted to the Lead Agency for review and approval at least 60 days prior to construction.

Results of the laboratory testing and recommended resolutions for handling and excavating materials found to exceed regulatory requirements shall be submitted to the Lead Agency 30 days prior to construction. If soil or groundwater contamination is confirmed as a result of soil sampling, the project contractors or subcontractors shall immediately stop work and notify the designated environmental field representative. All work in the contaminated area shall cease, the work area shall be cordoned off, and the environmental field representative shall implement appropriate health and safety procedures. Work outside the contaminated area may continue as determined by the environmental field representative.

Excavated materials containing elevated levels of pesticides or herbicides would require special handling and disposal according to procedures established by the regulatory agencies. Effective dust control suppression procedures shall be used in construction areas to reduce airborne emissions of these contaminants and reduce the risk of exposure to workers and the public. The project's contractors shall contact the appropriate regulatory agencies for the State of California (e.g., DTSC or RWQCB) and the County to plan options for handling, treating, and/or disposing of materials.

HAZ-2: If soil or groundwater contamination is suspected or encountered during grading or excavation activities (e.g., unusual soil discoloration or strong odor), the applicant's contractors or subcontractors shall immediately stop work and notify the designated environmental field representative. All work in the area of suspected contamination shall cease, the work area shall be cordoned off, and the environmental field representative shall implement appropriate health and safety procedures. Work outside the suspected area may continue as determined by the environmental field representative. Preliminary samples of the soil, groundwater, or suspected material shall be taken by OSHA-trained individuals and sent to a California Certified Laboratory for characterization. If the sample testing determines that contamination is not present, work shall continue at the previously suspected site. If contamination is found above regulatory limits, however, the appropriate regulatory agency (e.g., RWQCB or Certified Unified Program Agency (CUPA)) responsible for responding to and providing environmental oversight of the region shall be notified in accordance with State or local regulations. In addition, the applicant or applicant's contractors shall contact the appropriate regulatory agencies for the State of California (e.g., DTSC or RWQCB) and the County to plan options for handling, treating, and/or disposing of

materials. Documentation of the suspected contamination shall be made in the form of a report identifying the location and potential contamination, as well as the process used for sampling.

Results of laboratory testing and recommended resolutions for handling and excavating materials found to exceed regulatory requirements shall be submitted to the Lead Agency for review and approval.

NSE-1: During construction, the contractor shall implement the following measures during construction:

- a. All stationary construction equipment on the project site shall be located so that noise-emitting objects or equipment face away from any potential sensitive receptors.
- b. The construction contractor shall ensure that all construction equipment is equipped with manufacturer-approved mufflers and baffles. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
- c. Construction activities shall take place during daylight hours, when feasible.

SECTION 1 - INTRODUCTION

1.1 - Overview

North Central Fire Protection District (NCFPD or District) proposes to develop a new fire station with instructional, training, and emergency operations facilities at a single specialized campus on an approximately 60-acre site (project) in the County of Fresno in the San Joaquin Valley, California. Figure 1-1 is a map of the regional location, and Figure 1-2 shows the project location. A conceptual drawing of the training campus center is depicted in Figure 1-3.

1.2 - California Environmental Quality Act

NCFPD is the Lead Agency for this project pursuant to the CEQA Guidelines (Public Resources Code Section 15000 et seq.). The Environmental Checklist (CEQA Guidelines Appendix G) or IS (see *Section 3 - Initial Study*) provides an analysis that examines the potential environmental effects of the construction and operation of the project. Section 15063 of the CEQA Guidelines requires the Lead Agency to prepare an IS to determine whether a discretionary project will have a significant effect on the environment. An MND is appropriate when an IS has been prepared, and a determination can be made that no significant environmental effects will occur because revisions to the project have been made or mitigation measures will be implemented that reduce all potentially significant impacts to less-than-significant levels. The content of an MND is the same as a Negative Declaration, with the addition of identified mitigation measures and a Mitigation Monitoring and Reporting Program (MMRP) (see *Section 6 - Mitigation Monitoring and Reporting Program*).

Based on the IS, the Lead Agency has determined that the environmental review for the proposed application can be completed with an MND.

1.3 - Impact Terminology

The following terminology is used to describe the level of significance of impacts.

- A finding of “no impact” is appropriate if the analysis concludes that the project would not affect a topic area in any way.
- An impact is considered “less than significant” if the analysis concludes that it would cause no substantial adverse change to the environment and requires no mitigation.
- An impact is considered “less than significant with mitigation incorporated” if the analysis concludes that it would cause no substantial adverse change to the environment with the inclusion of environmental commitments that have been agreed to by the applicant.
- An impact is considered “potentially significant” if the analysis concludes that it could have a substantial adverse effect on the environment.

1.4 - Document Organization and Contents

The content and format of this Initial Study/Mitigated Negative Declaration (IS/MND) is designed to meet the requirements of CEQA. The report contains the following sections:

- *Section 1 – Introduction:* This section provides an overview of CEQA requirements, intended uses of the IS/MND, document organization, and a list of regulations that have been incorporated by reference.
- *Section 2 – Project Description:* This section describes the project and provides data on the site's location.
- *Section 3 – Initial Study:* This section contains the evaluation of 21 different environmental resource factors contained in Appendix G of the CEQA Guidelines. Each environmental resource factor is analyzed to determine whether the proposed project would have an impact. One of four findings is made which include: no impact, less-than-significant impact, less than significant with mitigation, or significant and unavoidable. If the evaluation results in a finding of significant and unavoidable for any of the 21 environmental resource factors, then an Environmental Impact Report will be required.
- *Section 4 – List of Preparers:* This section identifies the individuals who prepared the IS/MND.
- *Section 5 – Bibliography:* This section contains a full list of references that were used in the preparation of this IS/MND.
- *Section 6 – Mitigation Monitoring and Reporting Program:* This section contains the Mitigation Monitoring and Reporting Program.

1.5 - Incorporated by Reference

The following documents and/or regulations are incorporated into this IS/MND by reference:

- City of Kerman 2040 General Plan
- City of Kerman Final Environmental Impact Report
- City of Kerman Urban Water Management Plan (UWMP)
- County of Fresno General Plan
- County of Fresno Final Environmental Impact Report
- County of Fresno Municipal Code
- Fresno County Airport Land Use Compatibility Plan (ALUCP)
- Fresno County Multi-Jurisdictional Local Hazard Mitigation Plan
- North Kings Groundwater Sustainability Act (GSA) Groundwater Management Plan

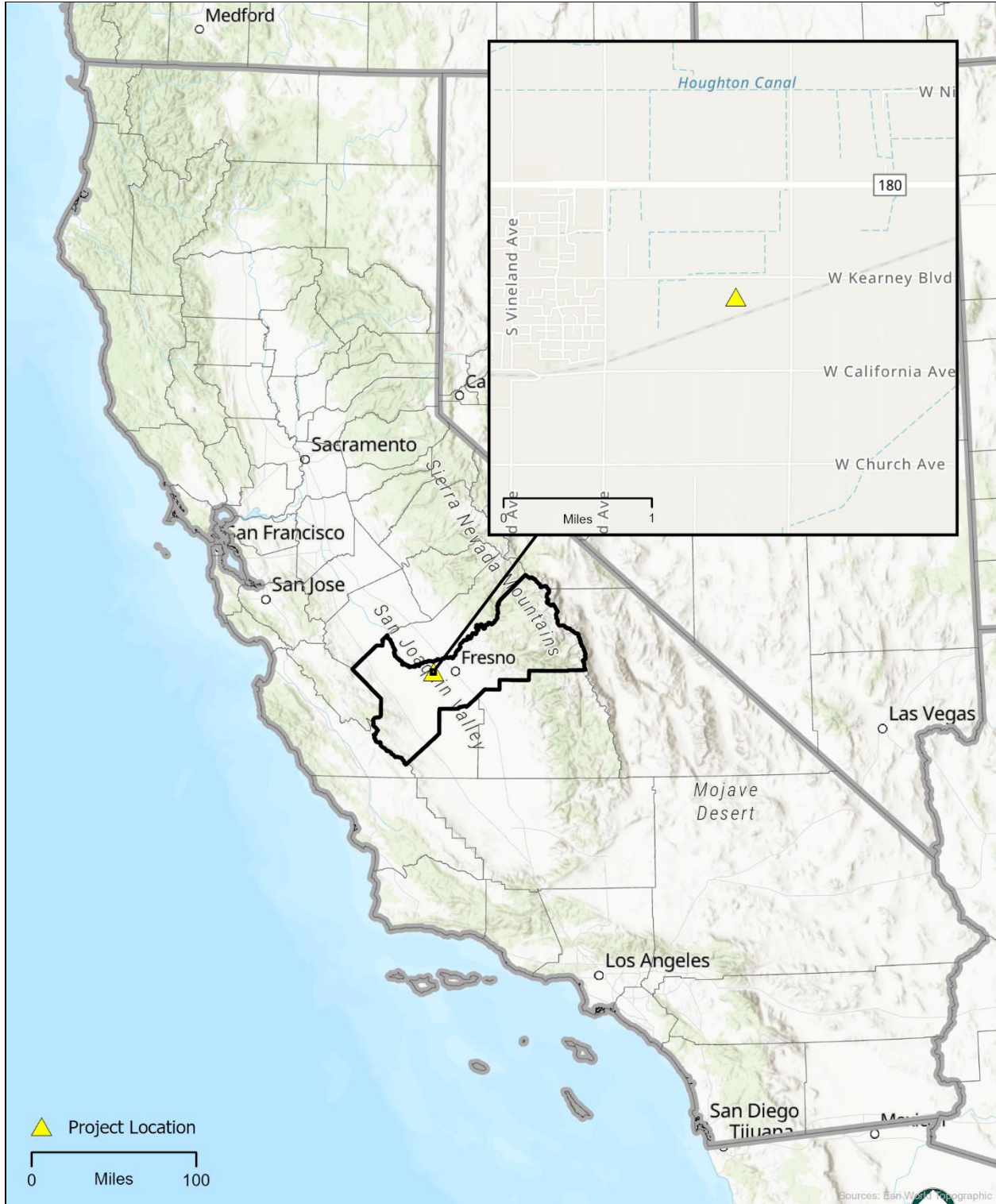


Figure 1-1
Regional Location



Figure 1-2
Project Site

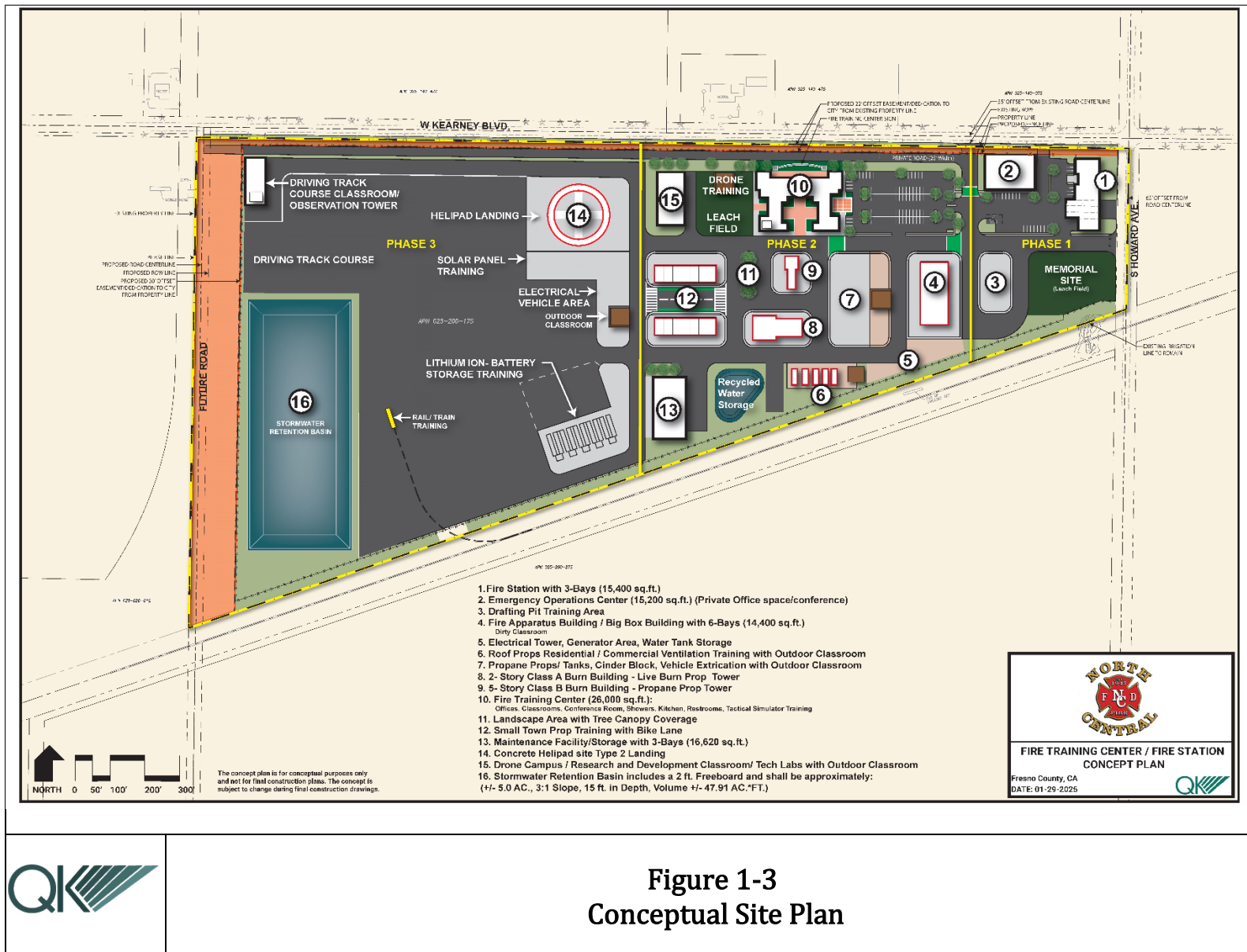


Figure 1-3
Conceptual Site Plan

SECTION 2 - PROJECT DESCRIPTION

2.1 - Introduction

NCFPD proposes to develop a new training and emergency operations facility (project) on an approximately 60-acre site in the County of Fresno, San Joaquin Valley, California.

2.2 - Project Location

The proposed project is located in unincorporated County of Fresno on a 60-acre project site (APN 025-200-17S) on the southwest corner of West Kearney Boulevard and South Howard Avenue. The proposed project site is generally bounded by West Kearney Boulevard to the north, Union Pacific Railroad to the south, the future Sycamore Avenue alignment to the west, and South Howard Avenue to the east. The project site is located approximately 0.5 miles east of the Kerman city limits and outside the City's sphere of influence (SOI) (Figure 2-1).

Regional access to the project site is provided by State Route (SR) 180 and SR 145. The site is located within Section 8, Township 14S, Range 18E MDB&M, of the Kerman USGS Quad Map.

The site is bounded by railroad tracks to the south, agricultural fields to the north, east, and west, and rural residences to the north and west.

2.3 - Project Environment

The project site is located within unincorporated Fresno County. The County designates the project site as Agriculture in the Fresno County General Plan (County of Fresno 2024). The County Zoning Ordinance classifies the site as AE20 – Exclusive Agriculture (County of Fresno 2024).

The City of Kerman designates the project site as Urban Reserve/Ponding Basin in the Kerman General Plan (City of Kerman 2020). The project site is outside the city limits and outside of the Kerman SOI.

The project site is currently a cultivated 60-acre orchard that has been routinely disked in the rows between the trees, with weedy vegetation growing on the disked ground. There is a retention basin that connects to an underground irrigation canal located on the northeast corner of the intersection of West Kearney Boulevard and an unnamed dirt road. This canal runs east to west under the project site. There is also a small basin located on the corner of South Howard Avenue and the railroad track on the southern portion of the project site.

Surrounding properties are agriculturally cultivated with permanent row crops and sparse rural residential uses.

2.4 - Proposed Project

NCFPD proposes the development of a new fire station with instructional, training, and operational facilities on a specialized campus. Development of the proposed project would ensure crew readiness to respond to emergency incidents with the NCFPD's 230-square-mile service area and support partner agencies when needed. Additionally, the project would allow the NCFPD to utilize the facilities at the campus for training exercises and community events related to the provision of emergency services. The project will be completed in three phases: Phase 1, totaling 5.68 acres; Phase 2, totaling 17.41 acres; and Phase 3, totaling 35.20 acres.

Phase 1 consists of a fire station with three bays (15,400 square feet), an emergency operations center (15,200 square feet), a drafting pit training area, a leach field, a parking lot, and landscaping. Water will be provided from the existing on-site water well on site. Once development commences on site, a potable water tank will be included for any of the buildings. In the future, the site may connect to the City's water service system. A septic system and leach field will also be constructed during Phase 1.

Phase 2 consists of the following training facilities: a fire apparatus building/big box building with six bays (14,400 square feet), electrical tower, generator area, water tank storage, roof props residential/commercial ventilation training with an outdoor classroom, propane props/tanks, cinder block, vehicle extrication with an outdoor classroom, two-story Class A burn building with a live burn prop tower, five-story Class B burn building with a propane prop tower, small town prop training area, drone training area with research and development classrooms/tech labs and a fire training center (26,000 square feet) equipped with offices, classrooms, conference rooms, shower facilities, restrooms and tactical simulator training. Phase 2 will also include a stormwater and recycled water retention basin, leach field, parking lot, landscaping, and a maintenance facility/storage with three bays (16,620 square feet).

Phase 3 consists of the development of a concrete helipad site (Type 2), solar panel training area, electrical vehicle area, outdoor classroom, driving track course, driving track course classroom/observation tower, stormwater/recycled water retention basin (approximately 5.0 acres), lithium ion-battery storage training area and rail/train training area. Phase 3 will also include the dedication of a 30-foot easement for the future development of a roadway on the easterly border of the site.

The proposed new fire station will be operational 24 hours a day, every day of the calendar year, and will be operated and maintained by the North Central Fire Protection District. The training facility will conduct two firefighter academies per year with approximately eight new trainees per academy class. Each academy is scheduled for six weeks or 30 days of training. It is anticipated that full buildout will occur over a 10-year period.

As noted above, construction of the campus would occur over three phases, totaling a 10-year period. It is anticipated that the following pieces of equipment would be used during construction activities:

- Roller
- Loaded trucks
- Excavator

- Generator
- Service truck
- Air compressor

Project Description



Figure 2-1
Kerman City Limits and Sphere of Influence



SECTION 3 - INITIAL STUDY

3.1 - Environmental Checklist

1. Project Title:

North Central Fire Protection District Training Campus Project

2. Lead Agency Name and Address:

North Central Fire Protection District
15850 W. Kearney Boulevard
Kerman, CA 93630

3. Contact Person and Phone Number:

Tim Henry, Fire Chief
(559) 878-4550

4. Project Location:

The proposed project is located on a 60-acre parcel in unincorporated County of Fresno (APN 025-200-17S), outside the Kerman city limits and outside the City's sphere of influence. The proposed project site is generally bounded by West Kearney Boulevard to the north, Union Pacific Railroad to the south, the future Sycamore Avenue alignment to the west, and South Howard Avenue to the east. The site is located within Section 8, Township 14S, Range 18E MDB&M, of the Kerman USGS Quad Map.

5. General Plan Designation:

Agriculture (County of Fresno); Urban Reserve/Ponding Basin (City of Kerman)

6. Zoning:

AE-20 - Exclusive Agriculture (County of Fresno)

7. Description of Project:

NCFPD proposes the development of instruction, training, and operational facilities at a single specialized campus. Development of the proposed project would ensure crew readiness to respond to emergency incidents with the NCFPD's 230-square-mile service area and support partner agencies when needed. Additionally, the project would allow for the NCFPD to utilize the facilities at the campus for training exercises and community events related to the provision of emergency services.

The project will be completed in three phases: Phase 1, totaling 5.68 acres; Phase 2, totaling 17.41 acres; and Phase 3, totaling 35.20 acres.

Phase 1 consists of a fire station with three bays (15,400 square feet), an emergency operations center (15,200 square feet), a drafting pit training area, a leach field, a parking lot, and landscaping. Water will be provided from the existing on-site water well on site. Once development commences on site, a potable water tank will be included for any of the buildings. In the future, the site may connect to the City's water service system. A septic system and leach field will also be constructed during Phase 1.

Phase 2 consists of the following training facilities: a fire apparatus building/big box building with six bays (14,400 square feet), electrical tower, generator area, water tank storage, roof props residential/commercial ventilation training with an outdoor classroom, propane props/tanks, cinder block, vehicle extrication with an outdoor classroom, two-story Class A burn building with a live burn prop tower, five-story Class B burn building with a propane prop tower, small town prop training area, drone training area with research and development classrooms/tech labs and a fire training center (26,000 square feet) equipped with offices, classrooms, conference rooms, shower facilities, restrooms and tactical simulator training. Phase 2 will also include a stormwater and recycled water retention basin, leach field, parking lot, landscaping, and a maintenance facility/storage with three bays (16,620 square feet).

Phase 3 consists of the development of a concrete helipad site (Type 2), solar panel training area, electrical vehicle area, outdoor classroom, driving track course, driving track course classroom/observation tower, stormwater/recycled water retention basin (approximately 5.0 acres), lithium ion-battery storage training area and rail/train training area. Phase 3 will also include the dedication of a 30-foot easement for the future development of a roadway on the easterly border of the site.

The proposed training campus will be operational 24 hours a day, every day of the calendar year, and will be operated and maintained by the North Central Fire Protection District. It is anticipated that full buildout will occur over a 10-year period.

8. Surrounding Land Uses and Setting:

- North – Single-family rural residence; agriculture
- South – Railroad; agriculture
- East – Agriculture
- West - Single-family rural residence; agriculture

9. Other Public Agencies Whose Approval May be Required:

- California SWRCB
- SJVAPCD
- Fresno LAFCo
- County of Fresno
- City of Kerman

3.2 - Environmental Factors Potentially Affected

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

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

3.3 - Determination

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 (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENT IMPACT REPORT 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 required.

Tim Henry, EFO, CFO

Signature

Tim Henry

Printed Name

February 5, 2025

Date

Fire Chief

Position

3.4 - Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. 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.
3. Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "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).
5. 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:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. 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.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question.
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.1 - AESTHETICS

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

a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.1a – Would the project have a substantial adverse effect on a scenic vista?

Scenic vistas are defined as expansive views of highly valued landscapes from publicly accessible viewpoints. Scenic vistas include views of natural features such as topography, water courses, rock outcrops, and natural vegetation, as well as manmade scenic structures. It is noted that Fresno County contains a variety of terrain and vistas that could be considered scenic, particularly views of the Sierra Mountains, various lakes, and large farms (County of Fresno 2024).

The County General Plan identifies Kearney Boulevard from Westlawn Avenue to the City of Fresno as a County Designated Landscape Drive. The project site is located approximately three miles west of the designated portion of the roadway and will not impact its scenic nature. Therefore, the development of the project will not have a substantial adverse effect on this scenic resource, and impacts related to a scenic vista are less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.1b – Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

See Impact #3.4.1a above.

The project does not lie near or within a State Designated or Eligible State Scenic Highway (California Department of Transportation 2024). The nearest Eligible Scenic Highway is SR 168, approximately 16.7 miles northeast of the project site. The project would preserve the palm trees along Kearney Boulevard, would not include the destruction of rock outcroppings, and would not degrade any historic building(s). Therefore, the project would have no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.1c – In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Special districts such as NCFPD are local governments that provide specific public services, such as water, electricity, and fire protection. They are separate from cities and counties and are not subject to local land use planning. As discussed under Impact #3.4.1b above, once operational, landscaping native to the site and local area would be provided along the perimeter of the project site to reduce views of the project by travelers on the road. Additionally, the architectural features of the new fire station would include materials that complement the surrounding community and natural landscape.

The area immediately surrounding the project site is comprised of agricultural fields and sparse rural residential homes. Although the proposed project would change the visual characteristics of the project site by constructing a new fire station and training facility campus, the project is designed such that the more intense uses are concentrated on the eastern portion of the project site. Additionally, the palm trees lining Kearney Boulevard would be preserved to preserve the existing visual character as an entrance into Kerman. Furthermore, the District intends to work with both the County of Fresno and City planning

staff regarding the visual nature of the project and consistency with applicable zoning and development codes. The project would not conflict with applicable zoning and other regulations governing scenic quality, and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.1d – Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Construction of the proposed project would generally occur during daytime hours, typically from 7:00 a.m. to 7:00 p.m., and the transport of construction materials to the project site would also be minimal and temporary in nature. Construction of the project would be phased over a number of years, and construction activities would focus on specific areas on the site. Any sources of glare during construction would not be stationary for a prolonged period of time. Therefore, the construction of the proposed project would not create a new source of substantial glare that would affect daytime views in the area.

Once constructed, the project would include exterior lighting for security and operations. Additionally, when dispatched, fire engines would activate emergency vehicle lighting. New exterior lighting would comply with the applicable lighting standards, as outlined in California Building Codes (CBC) Title 24 regulations, which include lighting design to minimize reflective glare and light scatter.

The proposed project would not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area. Therefore, project impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.2 - AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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 Forest Protocols adopted by the California Air Resources Board. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.2a – 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?

The State Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP) designation of the project site is listed as Prime Farmland (California Department of Conservation 2024). However, the City designated the project site's planned land use as Urban Reserve, and the parcel and surrounding area is expected to convert to a non-agricultural use in the future as the City grows to the east.

Importantly, the construction of a fire station, training facility, and emergency operations center on the site would address critical public safety needs, including emergency response times. The conversion of this farmland is necessary for these essential services. The project site is located in an area where ongoing agricultural operations have been facing increasing economic hardships and drought conditions (Williams, et al. 2024, Medellin-Azuara, et al. 2022). The land's agricultural productivity has significantly diminished, and the landowners are unable to maintain their operations. Moreover, the project's conversion of 60 acres of Prime farmland to a non-agricultural use would not significantly disrupt the broader agricultural economy. According to the available data, despite the reduction in the total number of farms in Fresno County, the total acreage of land in farms has increased (United States Department of Agriculture 2022). Therefore, based on this analysis, project impacts would be less than significant, and no mitigation is required.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*

Impact #3.4.2b – Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?

The project site is not subject to a Williamson Act land use contract, according to data available from the DOC. As noted previously, special districts are not subject to local land use planning. Therefore, there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

The would be *no impact*.

Impact #3.4.2c – 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))?

Pursuant to Public Resources Code (PRC) Section 12220(g), "forest land" is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions. PRC Section 4526 defines timberland as "land, other than land owned by the federal government and land designated by the State Board of Forestry as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products.

The site is currently cultivated with fruit trees, but there are no forest lands or timberlands identified. Therefore, the project would not result in the loss or conversion of forest land to a non-forest use, and there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.2d – Would the project result in the loss of forest land or conversion of forest land to non-forest use?

See discussion of Impact #3.4.2c above.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.2e – 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 forest land to non-forest use?

See discussion of Impacts #3.4.2a, #3.4.2b, and #3.4.2c above. The project would convert existing farmland to a public facility use. The project does not involve other changes in the

existing environment, such as the requirement of additional off-site improvements, that could result in the conversion of Farmland to a non-agricultural use or the conversion of forest land to a non-forest use. Therefore, based on this analysis, project impacts would be less than significant, and no mitigation is required.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.3 - AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a.	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Result in other emissions (such as those leading to odor) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The analyses in this section are based on a *Focused Air Quality Study (FAQS)* (QK 2025a) attached as Appendix A.

Impact #3.4.3a – Would the project conflict with or obstruct implementation of the applicable air quality plan?

The City is located in the San Joaquin Valley Air Basin (SJVAB). The surrounding topography includes foothills and mountains to the east and west that direct air circulation and dispersion patterns. Temperature inversions can trap air within the Valley, thereby preventing the vertical dispersal of air pollutants. In addition to topographic conditions, the local climate can also contribute to air quality problems. The climate in Kerman is classified as Mediterranean, with moist, cool winters and dry, warm summers.

In order to demonstrate that a proposed project would not cause further air quality degradation in either the San Joaquin Valley Air Pollution Control District (SJVAPCD) plan to improve air quality within the air basin or the federal requirements to meet certain air quality compliance goals, each project should also demonstrate consistency with the SJVAPCD’s adopted Air Quality Attainment Plans (AQAP). The SJVAPCD is required to submit a “Rate of Progress” document to CARB that demonstrates past and planned progress toward reaching attainment for all criteria pollutants. The California Clean Air Act (CCAA) requires air pollution control districts with severe or extreme air quality problems to provide for a

five percent reduction in non-attainment emissions per year. The AQAP prepared for the San Joaquin Valley by the SJVAPCD complies with this requirement. CARB reviews, approves, or amends the document and forwards the plan to the EPA for final review and approval within the State Implementation Plan (SIP).

State CEQA Guidelines and the Federal Clean Air Act (Sections 176 and 316) contain specific references on the need to evaluate consistency between the proposed project and the applicable AQAP for the project site. To accomplish this, CARB has developed a three-step approach to determine project conformity with the applicable AQAP:

1. Determination that an AQAP is being implemented in the area where the project is being proposed.
2. The proposed project must be consistent with the growth assumptions of the applicable AQAP.
3. The project must contain in its design all reasonably available and feasible air quality control measures.

SJVAPCD has implemented the current, modified AQAP as approved by CARB; the proposed project is consistent with the planned land use type that was anticipated in the Kerman General Plan; and the proposed project incorporates various policy and rule-required implementation measures that will reduce related emissions. Additionally, due to the region's non-attainment status for ozone, PM_{2.5}, and PM₁₀, if the project-generated emissions of either of the ozone precursor pollutants (i.e., ROG and NO_x) or PM₁₀ would exceed the SJVAPCD's significance thresholds, then the project would be considered to be in conflict with the attainment plans. The emissions estimates prepared pursuant to this FAQs assessment do not exceed SJVAPCD's established emissions significance thresholds for all CEQA air quality contaminants (see Appendix A for emissions calculations).

Based on these factors, the project is deemed to have a less-than-significant impact and would not conflict with or obstruct implementation of the applicable air quality plan.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.3b – 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

As noted in Impact #3.4.3 above, the project is within the SJVAB and under the jurisdiction of the SJVAPCD. The adopted AQAP for the SJVAB set forth comprehensive programs that will lead the SJVAB into compliance with federal and State ambient air quality standards.

SJVAPCD's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI) thresholds are designed to implement the general criteria for air quality emissions as required in the CEQA Guidelines, Appendix G, Paragraph III (Title 14 of the California Code of Regulations §15064.7) and CEQA (California Public Resources Code Sections 21000 et. al). SJVAPCD's specific CEQA air quality thresholds are presented below.

Table 3.4.3-1
SJVAPCD Air Quality Thresholds of Significance – Criteria Pollutants

Criteria Pollutant	Construction Emissions (tons per yr.)	Operational Emissions (tons per yr.)
CO	100	100
NO _x	10	10
ROG	10	10
SO _x	27	27
PM ₁₀	15	15
PM _{2.5}	15	15

Source: Appendix A

The proposed project would be required to comply with all applicable measures for construction activities listed in the GAMAQI, applicable measures set for in Title 24 of the Uniform Building Code, and applicable SJVAPCD rules.

Short-Term Construction Emissions

The proposed project includes the construction of a new fire station, fire instruction, training, and emergency operations facilities and related improvements on an existing 60-acre parcel.

The construction emissions calculated for the project were based on the default CalEEMod equipment list for the proposed project's land use type and development intensity and applying model defaults as well as a conservative analysis approach. The dates entered into the CalEEMod program represent the earliest construction timeline, which would estimate the worst-case emissions as construction equipment technology and emissions improve over time; therefore, all estimated emission totals are conservative and reflect a reasonable and legally sufficient estimate of potential impacts. All construction equipment activity levels assumed were based on the CalEEMod default values for type and number of equipment and hours per day.

Table 3.4.3-2 below summarizes the anticipated pollutant emissions resulting from the construction of the proposed project. Construction activities associated with the project are

anticipated to generate criteria pollutant emissions below SJVAPCD significance threshold levels.

**Table 3.4.3-2
Short-Term Project Emissions**

Emissions Source	Pollutant (tons/year)					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mitigated						
2025	0.11	0.10	1.23	0.002	0.07	0.05
2026	0.27	1.53	1.91	0.003	0.14	0.09
2027	0.36	0.98	1.38	0.002	0.05	0.04
2028	0.35	1.03	1.32	0.002	0.10	0.06
Significance Threshold	10	10	100	27	15	15
Is Threshold Exceeded for a Single Year After Mitigation?	No	No	No	No	No	No

Source: Appendix A

As calculated with CalEEMod, the estimated short-term construction-related emissions for criteria pollutants would not exceed significance threshold levels during any given year. Additionally, the project would comply with the required SJVAPCD's measures to limit fugitive dust emissions.

Long-Term Operational Emissions

Long-term emissions are caused by operational mobile, area, and energy sources. Table 3.4.3-3 presents the project's long-term operations emissions generated from mobile, energy, and area sources, as well as from water use and waste generation emissions. Most of these emission impacts are from mobile sources traveling to and from the project area.

CalEEMod was used to estimate emissions from worker and visitor vehicles, on-site equipment, and on-site area sources. Default trips and fleet mix were adjusted to match the anticipated trip data for the project. The project would be required to comply with applicable SJVAPCD rules and regulations.

Operation of the proposed project is anticipated to generate criteria pollutant emissions below SJVAPCD significance threshold levels, as shown in the table below.

**Table 3.4.3-3
Long-Term (Operational Emissions)**

Emissions Source	Pollutant (tons/year)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Project Operational Emissions	0.66	0.31	1.36	0.003	0.20	0.06
Significance Threshold	10	10	100	27	15	15
Is Threshold Exceeded After Mitigation?	No	No	No	No	No	No

The project does not conflict with or obstruct implementation of an applicable air quality plan or exceed the SJVAPCD's established emissions thresholds and significance thresholds for all CEQA air quality determinations. The proposed project would pose an inconsequential impact on regional O₃ and PM₁₀ formation. Therefore, this project would not be considered cumulatively considerable in its contribution to regional O₃ and PM₁₀ impacts. As such, this project would not pose a significant impact on the SJVAB, and the proposed project would not 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. Project impacts are anticipated to be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.3c – Would the project expose sensitive receptors to substantial pollutant concentrations?

Sensitive receptors are defined as locations where young children, chronically ill individuals, the elderly, or people who are more sensitive than the general population reside, such as schools, hospitals, nursing homes, and daycare centers. The nearest residential sensitive receptor to the proposed project is located directly north of West Kearney Boulevard, approximately 150 feet from the project site.

The closest school is Goldenrod Elementary School, located approximately 0.5 miles west of the project. The closest hospital is Fresno Community Hospital, located approximately 13.2 miles to the east. The closest assisted living facility is Autumn Ridge Assisted Living, located approximately 0.8 miles to the northwest. The nearest daycare facility to the project site is located approximately 0.7 miles to the west.

GAMAQI recommends that Lead Agencies consider situations wherein a new or modified source of HAPs is proposed for a location near an existing residential area or other sensitive receptor when evaluating potential impacts related to HAPs.

The proposed project would result in emissions of Hazardous Air Pollutants (HAPs) during construction and would be located near existing residents; therefore, an assessment of the potential risk to the population attributable to emissions of hazardous air pollutants from the proposed project is required.

To predict the potential health risk to the population attributable to emissions of HAPs from the proposed project, ambient air concentrations were predicted with dispersion modeling to arrive at a conservative estimate of increased individual carcinogenic risk that might occur as a result of continuous exposure over the construction period. Similarly, predicted concentrations were used to calculate non-cancer chronic and acute hazard indices (HIs),

which are the ratio of expected exposure to acceptable exposure. The basis for evaluating potential health risk is the identification of sources with increased HAPs. HAP emissions from anticipated diesel construction equipment were evaluated.

Health risk is determined using the Hotspots Analysis and Reporting Program (HARP2) software distributed by the CARB; HARP2 requires peak 1-hour emission rates and annual-averaged emission rates for all pollutants for each modeling source (California Air Resources Board 2015). Assumptions used to calculate the emission rates for the proposed project, with the full analysis and calculation, are outlined in Appendix A. The potential maximum impacts predicted by HARP2 are shown in the table below.

**Table 3.4.3-4
Potential Maximum Impacts Predicted by HARP2**

	Cancer Risk	Chronic Hazard Index
Total Construction	11.6E-06	1.30E-02
SJVAPCD Threshold	20.0E-06	1.0
Exceedance?	No	No
Receptor #	1	1
UTM Easting (m)	765392.65	765392.65
UTM Northing (m)	4068812.53	4068812.53

Note: UTM = Universal Transverse Mercator
Source: Appendix A

As shown above, the maximum predicted cancer risk for the proposed project is 11.6E-06. The maximum chronic non-cancer hazard index for the proposed project is 1.30E-02. Since the PMI remained below the significance threshold for cancer and chronic risk, this project would not have an adverse effect to any of the surrounding communities.

The potential health risk attributable to the proposed project is determined to be less than significant based on the following conclusions:

1. Potential carcinogenic risk from the proposed project is below the significance level of twenty in a million at each of the modeled receptors.
2. The hazard index for the potential chronic non-cancer risk from the proposed project is below the significance level of 1.0 at each of the modeled receptors.
3. The hazard index for the potential acute non-cancer risk was not calculated since there is no acute risk associated with DPM emission; therefore, the proposed project is considered below the significance level.

Based on the information presented above, the proposed project is not anticipated to have any adverse impacts on known sensitive receptors and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.3d – Would the project result in emissions (such as those leading to odors) adversely affecting a substantial number of people?

The SJVAPCD’s GAMAQI states, “An analysis of potential odor impacts should be conducted for both of the following two situations:

1. Generators – projects that would potentially generate odorous emissions proposed to locate near existing sensitive receptors or other land uses where people may congregate.
2. Receivers – residential or other sensitive receptor projects or other projects built for the intent of attracting people locating near existing odor sources.”

A sensitive receptor is a location where human populations, especially children, senior citizens, and sick persons, are present and where there is a reasonable expectation of continuous human exposure to pollutants, according to the averaging period for ambient air quality standards, i.e., the 24-hour, 8-hour or 1-hour standards. Commercial and industrial sources are not considered sensitive receptors.

The proposed project is not considered a source of objectionable odors or odorous compounds. Furthermore, there does not appear to be any significant source of objectionable odors in close proximity that may adversely impact the project site when it is in operation. As such, the proposed project will not be a source of any odorous compounds, nor will it likely be impacted by any odorous source. Therefore, the project will have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.4 - BIOLOGICAL RESOURCES

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The analyses in this section are based on a biological renaissance survey that was conducted for the project.

Impact Analysis

This section describes the results of the appropriate wildlife database searches and, using conditions present on the project site as determined by the survey, provides an analysis of project impacts.

Impact #3.4.4a – 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 and Wildlife or U.S. Fish and Wildlife Service?

A reconnaissance survey of the project and a 250-foot buffer (Biological Survey Area, or BSA), where feasible, was conducted by qualified biologists on January 14, 2025. The purpose of the survey was to determine the presence or absence of sensitive plant communities and habitats, determine the potential for the occurrence of special-status plant and wildlife species, and identify other sensitive biological resources within the BSA. Meandering pedestrian transects were walked through the BSA to achieve 100 percent visual coverage with the aid of binoculars in areas that were inaccessible. Locations of any observed sensitive biological resources were documented using the ArcMaps Pro application installed on an iPad. Photographs were taken to document the existing landscape and sensitive biological resources. Detailed notes of plant and wildlife species and site conditions observed were taken while conducting the survey.

Qualified biologists conducted a review of the literature and agency databases to obtain information on the occurrences of natural communities and special-status species known from the vicinity of the project site. The California Natural Diversity Database (CNDDDB), the California Native Plant Society (CNPS) Database, and the U.S. Fish and Wildlife Service (USFWS) Information for Planning (IPaC) threatened and endangered species list were reviewed. To satisfy other standard search criteria, CNDDDB records within a 10-mile radius of the project site and the surrounding nine United States Geologic Survey (USGS) quadrangles for the IPaC search were queried.

Site Conditions

The project site is currently a 60-acre orchard that has been routinely disked in the rows between the trees and is currently with weedy vegetation growing on the disked ground. Due to the lack of suitable habitat and the disturbed condition of the project site, protocol surveys for specific special-status plant species were not warranted.

Non-native plant communities occur within the BSA. The project site consists of a partially maintained almond trees (*Prunus dulcis*) orchard and is currently vegetated with ruderal species, mainly Russian thistle (*Salsola tragus*) and common groundsel (*Senecio vulgaris*), musk stork's-bill (*Erodium moschatum*), ripgut (*Bromus diandrus*), curly dock (*Rumex crispus*), cheeseweed (*Malva parviflora*), nettle-leaved goosefoot (*Chenopodium murale*), and *Datura* (*Datura* sp.) along field margins. Agriculture such as grape vines, orchards, and various ornamental shrubs and trees, including eucalyptus (*Eucalyptus* sp.),

California fan palm (*Washingtonia filifera*), and pepper tree (*Schinus molle*), which are located outside of the project site but within the BSA. There is a retention basin that connects to an underground irrigation canal located on the northeast corner of the intersection of West Kearney Boulevard and an unnamed dirt road. This canal runs east to west under the project site. There is also a small water retention basin located on the corner of South Howard Avenue and the railroad track on the southern portion of the project site.

Special-Status Species

SPECIAL-STATUS PLANT SPECIES

There were 15 special-status plant species identified in the literature and database review that are known or have the potential to occur within the surrounding nine quadrangles centered on the project site (Table 3.4.4-1). Two of these species, palmate-bracted bird's beak (*Chloropyron palmatum*) and hairy Orcutt grass (*Orcuttia pilosa*) are federally and State listed. None of the special-status plant species have historical records of occurring on the BSA or are expected to occur due to the lack of suitable habitat on the BSA.

No special-status plant species were present within the BSA. The survey coincided with some, but not all, of the plant species' optimal blooming periods. None of the species identified in the CNDDDB or IPaC database queries are expected to occur on-site due to the lack of suitable habitat conditions and/or because the BSA is located outside of the species' known range. The project site is degraded from historical land use, mainly from historical agricultural purposes, and the adjacent lands have been equally disturbed for residential and transportation corridors.

SENSITIVE WILDLIFE SPECIES

There were 16 special-status wildlife species identified in the literature and database review that are known or have the potential to occur within the surrounding nine-quad search area centered on the project (Table 3.4.4-2). There are no historical records from the CNDDDB or IPaC of any special-status wildlife species within the BSA.

None of the special-status species listed above have the potential to occur due to a lack of suitable habitat outside of the known range, which does not contain suitable nesting or foraging habitat, lacks a permanent water source, and other environmental limitations, except for the potential of nesting or foraging Swainson's hawk.

There are approximately 20 large eucalyptus and palm trees that could support nesting birds and/or raptors on and near the project site. Two stick nests are present in two of the eucalyptus trees. Smaller ornamental trees associated with the private residences surrounding the project site could support nesting passerine bird species. Common migratory bird species observed during the survey included mourning dove (*Zenaida macroura*) and common raven (*Corvus corax*). An American kestrel (*Falco sparverius*) was observed perched in one of the eucalyptus trees on the project site.

**Table 3.4.4-1
Special-Status Plant Species Occurring in the Region of the BSA**

Scientific Name	Common Name	Federal Status	State Status	CRPR Status	Potential to Occur	Rationale
<i>Atriplex cordulata</i> var. <i>cordulata</i>	heartscale	-	-	1B.2	No	No suitable habitat is present within the BSA.
<i>Atriplex cordulata</i> var. <i>erecticaulis</i>	Earlimart orache	-	-	1B.2	No	No suitable habitat is present within the BSA.
<i>Atriplex depressa</i>	brittlescale	-	-	1B.2	No	No suitable habitat is present within the BSA.
<i>Atriplex minuscula</i>	lesser saltscale	-	-	1B.1	No	No suitable habitat is present within the BSA.
<i>Atriplex persistens</i>	Vernal pool smallscale	-	-	1B.2	No	No suitable habitat is present within the BSA.
<i>Atriplex cordulata</i> var. <i>vallicola</i>	Lost Hills crownscale	-	-	1B.2	No	No suitable habitat is present within the BSA.
<i>Atriplex subtilis</i>	subtle orache	-	-	1B.2	No	No suitable habitat is present within the BSA.
<i>Chloropyron palmatum</i>	Palmate-bracted bird's-beak	FE	CE	1B.1	No	No suitable habitat is present within the BSA.
<i>Delphinium recurvatum</i>	recurved larkspur	-	-	1B.2	No	No suitable habitat is present within the BSA.
<i>Eryngium spinosespalum</i>	spiny-sepaled button-celery	-	-	1B.2	No	No suitable habitat is present within the BSA.
<i>Lasthenia chrysantha</i>	alkali-sink goldfields	-	-	1B.1	No	No suitable habitat is present within the BSA.
<i>Layia munzii</i>	Munzy's tidy-tips	-	-	1B.2	No	No suitable habitat is present within the BSA.
<i>Orcuttia pilosa</i>	hairy Orcutt grass	FE	CE	1B.1	No	No suitable habitat is present within the BSA.

Initial Study

Scientific Name	Common Name	Federal Status	State Status	CRPR Status	Potential to Occur	Rationale
<i>Puccinellia simplex</i>	California alkali grass	-	-	1B.2	No	No suitable habitat is present within the BSA.
<i>Sagittaria sanfordii</i>	Sanford's arrowhead	-	-	1B.2	No	No suitable habitat is present within the BSA.
<u>CRPR (California Rare Plant Rank):</u>				<u>Federal Ranking</u>		
1A Presumed Extinct in California				FE Federally Endangered		
1B Rare, Threatened, or Endangered in California and elsewhere				FT Federally Threatened		
2A Plants presumed extirpated in California, but more common elsewhere				<u>State Ranking</u>		
2B Plants Rare, Threatened, or Endangered in California, but more common elsewhere				SE State Endangered		
<u>CRPR Threat Code Extension:</u>				ST State Threatened		
.1 Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)				SCE State Candidate Endangered		
.2 Fairly endangered in California (20-80% occurrences threatened)				SCT State Candidate Threatened		
.3 Not very endangered in California (<20% of occurrences threatened)				SFP State Fully Protected		
				SSC State Species of Special Concern		

Table 3.4.4-2
Special-Status Wildlife Species Occurring in the Region of the BSA

Scientific Name	Common Name	Federal Status	State Status	Potential to Occur	Rationale
Invertebrates					
<i>Bombus crotchii</i>	Crotch's bumblebee	-	SCE	No	Suitable habitats, including grassland and scrub habitats with abandoned rodent burrows, are absent from the BSA.
<i>Branchinecta lynchi</i>	vernal pool fairy shrimp	FT	-	No	Suitable habitat, vernal pools, are absent from the BSA.
<i>Danaus plexippus</i>	monarch butterfly	FC	-	No	Suitable habitats, including fields, meadows, weedy areas, marshes, and roadsides, are absent from the BSA.
<i>Desmocerus californicus dimorphus</i>	valley elderberry longhorn beetle	FT	-	No	Suitable host plants (i.e., elderberry shrub [<i>Sambucus</i> sp.]) are absent from the BSA.
Amphibians					
<i>Ambystoma californiense</i> pop 1	California tiger salamander central California DPS	FT	ST	No	Suitable breeding ponds (i.e., ephemeral pools or artificial ponds), or upland habitat with small mammal burrows for aestivating are present within the BSA.

Initial Study

Scientific Name	Common Name	Federal Status	State Status	Potential to Occur	Rationale
<i>Spea hammondi</i>	western spadefoot	FPT	SSC	No	Suitable habitat is absent from the BSA. No vernal pools for breeding or open areas within grasslands, coastal scrub, woodlands, chaparral, sandy washes, lowland river floodplains, alkali flats, foothills, or mountains with sand or gravelly soils are present within the BSA.
Reptiles					
<i>Actinemys marmorata</i>	northwestern pond turtle	FPT	SSC	No	Suitable habitat is absent from the BSA. No ponds, lakes, rivers, streams, creeks, marshes, or irrigation ditches with vegetation and rocky or muddy bottoms are present within the BSA.
<i>Gambelia sila</i>	blunt-nosed leopard lizard	FT	SE/SFP	No	Suitable habitat is absent from the BSA. No flat, sparsely vegetated grasslands with large open areas with scattered shrubs for cover or sandy washes are present within the BSA.
<i>Masticophis flagellum ruddocki</i>	San Joaquin coachwhip	-	SSC	No	Suitable habitat is absent from the BSA. No open, dry, treeless areas with little or no cover are present within the BSA.

Initial Study

Scientific Name	Common Name	Federal Status	State Status	Potential to Occur	Rationale
<i>Thamnophis gigas</i>	giant gartersnake	FT	ST	No	Suitable habitat is absent from the BSA. No wetlands, marshes, sloughs, drainage canals, or irrigations ditches are present within the BSA.
Birds					
<i>Agelaius tricolor</i>	tricolored blackbird	-	ST	No	Suitable foraging and nesting habitat are absent from the BSA.
<i>Athene cunicularia ssp. hypugaea</i>	western burrowing owl	-	SCE/SS C	No	Suitable foraging habitat is absent. No potential burrows were identified during the survey. Prey base (i.e., squirrels, rodents) are limited.
<i>Buteo swainsoni</i>	Swainson's hawk	-	ST	Yes	Suitable nesting habitat within the BSA.
<i>Charadrius nivosus nivosus</i>	western snowy plover	FT	-	No	No suitable foraging habitat is present within the BSA and this species does not breed in this area of California.
Mammals					
<i>Dipodomys nitratoides exilis</i>	Fresno kangaroo rat	FE	SE	No	Suitable habitat is absent from the BSA. No alkali desert scrub or open grassland with alkaline clay soils are present within the BSA.

Initial Study

Scientific Name	Common Name	Federal Status	State Status	Potential to Occur	Rationale
<i>Taxidea taxus</i>	American badger	-	SSC	No	Suitable habitat is absent from the BSA. No open, drier stages of shrub, forest, or herbaceous habitats with friable soils are present within the BSA.
<i>Vulpes macrotis mutica</i>	San Joaquin kit fox	FE	ST	No	Suitable habitat is absent from the BSA. No arid or semi-arid grasslands, open shrublands, savannahs, or grazed lands with loose textured soils are present within the BSA. Prey base (i.e., small mammals, birds, reptiles, insects) are limited within the BSA.

CRPR (California Rare Plant Rank):

- 1A Presumed Extinct in California
- 1B Rare, Threatened, or Endangered in California and elsewhere
- 2A Plants presumed extirpated in California but more common elsewhere
- 2B Plants Rare, Threatened, or Endangered in California but more common elsewhere

CRPR Threat Code Extension:

- .1 Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)
- .2 Fairly endangered in California (20-80% occurrences threatened)
- .3 Not very endangered in California (<20% of occurrences threatened)

Federal Ranking

- FE Federally Endangered
- FT Federally Threatened
- FPT Federally Candidate Threatened

State Ranking

- SE State Endangered
- ST State Threatened
- SCE State Candidate Endangered
- SCT State Candidate Threatened
- SFP State Fully Protected
- SSC State Species of Special Concern

No small mammal burrows suitable for special-status species were present within the BSA. There was sign (i.e., weathered soil mounding) created by pocket gopher (*Thomomys bottae*) present within the margins of the project site. There were several ground squirrels (*Otospermophilus beecheyi*) burrows with sign (i.e., tracks and exploratory digging) on the apron of the burrows within the BSA. Project activities do not have the potential to affect State or federally listed or burrowing special-status wildlife species other than the potential for nesting Swainson's hawk and nesting bird species. However, implementation of Mitigation Measures (MM) would reduce potential impacts to the species to less-than-significant levels.

Swainson's Hawk

The Swainson's hawk (*Buteo swainsoni*), State listed threatened, is native to grassland. The Swainson's hawk (*Buteo swainsoni*) has the potential to occur within the project site. There is suitable nesting habitat, and two potential raptors stick nests within the northern portion of the project site. The project site provides a limited prey base due to the periodic disking and orchard maintenance. There were several ground squirrel and pocket gopher burrows, indicating the potential for a limited prey base in the immediate vicinity. Nesting of this species within the BSA is unlikely.

Impacts to nesting Swainson's hawks could occur during construction due to noise, vibration, and the presence of construction workers, which may alter normal behaviors and possibly lead to nest failure. Implementation of MM BIO-1 through BIO-5 would reduce potential impacts to the species to less-than-significant levels.

Nesting Birds

There were no nests (active or inactive) present within the BSA during the survey. Habitat to support nesting birds is limited to ornamental trees located within the BSA and the surrounding urban development, which may support passerine nests or larger raptor nests. Due to the periodic disking and orchard maintenance, it is unlikely that ground-nesting species would nest within the BSA. Additionally, there are a variety of man-made structures (utility poles, transmission towers, agricultural residences, etc.) and trees within the BSA and in the vicinity of the project, which could support a variety of nesting bird species. If there are active nests present during project activities, nests could be impacted, and project activities could interfere with normal breeding behaviors, which could discourage breeding or lead to nest abandonment or failure. Implementation of MM BIO-1, MM BIO-2, MM BIO-4, and BIO-5 would reduce impacts to these species to less than significant.

MITIGATION MEASURE(S)

BIO-1: a) A pre-construction clearance survey of the project site shall be conducted for special-status wildlife species and nesting migratory birds and raptors. The survey shall occur no less than 14-30 days prior to the start of construction activities. If construction is delayed beyond 30 days from the time of the survey, then another survey shall be conducted. The survey shall be conducted by a qualified biologist with adequate training and prior

experience conducting surveys for special-status wildlife species. If no special-status species or migratory birds/raptors or their sign are observed, no further action is warranted. A report outlining the results of the clearance survey shall be provided to the Lead Agency as evidence of compliance.

b) If dens/burrows/nests that could support any of these special-status species are discovered during the preconstruction survey, the avoidance buffers outlined below shall be established, and den or burrow monitoring shall be conducted in accordance with the California Department of Fish and Wildlife (CDFW) *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) and U.S. Fish and Wildlife Service (USFWS) *Standardized Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance* (U.S. Fish and Wildlife Service, 2011).

Den(s) or burrow(s) shall be monitored using trail cameras or tracking mediums such as diatomaceous earth. If no species are detected for a minimum of four consecutive days/nights, the den or burrow may be burrow-scoped and plugged with a filled sandbag under the direct supervision of a qualified biologist. All tunnels must be examined for animal presence before plugging with a sandbag to ensure no burrowing owls, kit foxes, or other animals are hiding inside.

No work shall occur within these buffers unless the biologist approves and monitors the activity. A copy of the preconstruction survey report shall be submitted to the Lead Agency as evidence of compliance.

Burrowing Owl (active burrows)

Location	Time of Year	Level of Disturbance		
		Low	Med	High
Nesting Sites	April 1-Aug 15	200 m	500 m	500 m
Nesting Sites	Aug 16-Oct 15	200 m	200 m	500 m
Nesting Sites	Oct 16-Mar 31	50 m	100 m	500 m

American badger/SJKF

- Potential or Atypical den – 50 feet
- Known den – 100 feet
- Natal Den –Contact CDFW for consultation

BIO-2: If construction is planned during the nesting season for migratory birds and raptors (February 15 to August 31) and nesting birds are identified during the preconstruction survey, active Swainson’s hawk nest shall be avoided by 0.5 miles, other raptor nests shall be avoided by 500 feet and all other migratory bird nests shall be avoided by 250 feet. Avoidance buffers may be reduced if a qualified biological monitor determines that

encroachment into the buffer area is not affecting nest building, the rearing of young, or otherwise affecting the breeding behaviors of the resident birds.

BIO-3: If an active Swainson's hawk nest is discovered at any time within 0.5 miles of active construction, a qualified biologist shall complete an assessment of the potential for current construction activities to impact the nest. The assessment would consider the type of construction activities, the location of construction relative to the nest, the visibility of construction activities from the nest location, and other existing disturbances in the area that are not related to the construction activities of this project. Based on this assessment, the biologist will determine if construction activities can proceed and the level of nest monitoring required. Construction activities shall not occur within 500 feet of an active nest, but depending on conditions at the site, this distance may be reduced. Full-time monitoring to evaluate the effects of construction activities on nesting Swainson's hawks may be required. The qualified biologist shall have the authority to stop work if it is determined that project construction is disturbing the nest. These buffers may need to increase depending on the sensitivity of the nesting Swainson's hawk to disturbances and at the discretion of the qualified biologist.

BIO-4: Prior to the initiation of construction activities, all personnel shall attend a Worker Environmental Awareness Training program developed by a qualified biologist. The program shall include information on the life histories of special-status species with the potential to occur on the project, their legal status, the course of action shall these species be encountered on-site, and avoidance and minimization measures to protect these species.

BIO-5: The following measures shall be implemented during all phases of the project to reduce the potential for impact from the project.

- a. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from the construction or project site.
- b. Construction-related vehicle traffic shall be restricted to established roads and predetermined ingress and egress corridors, staging, and parking areas. Vehicle speeds shall not exceed 20 miles per hour within the project site. A 10-mile-per-hour speed limit shall be implemented during night-time construction activities.
- c. To prevent inadvertent entrapment of kit fox or other animals during construction, the contractor shall cover all excavated, steep-walled holes or trenches more than two feet deep at the close of each workday with plywood or similar materials. If holes or trenches cannot be covered, one or more escape ramps constructed of earthen fill or wooden planks shall be installed in the trench. Before such holes or trenches are filled, the contractor shall thoroughly inspect them for entrapped animals. All construction-related pipes, culverts, or similar structures with a diameter of four inches or greater that are stored on the project site shall be thoroughly inspected for wildlife before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If at any time an entrapped or injured kit fox is discovered, work in the

immediate area shall be temporarily halted, and USFWS and CDFW shall be consulted for guidance.

- d. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of four inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS and CDFW have been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity until the fox has escaped.
- e. No pets, such as dogs or cats, shall be permitted on the project sites to prevent harassment, mortality of kit foxes, or destruction of dens.
- f. No fueling of construction equipment will occur within 100 feet of a drainage, water crossing, or wetlands. If a spill or pipe break occurs within 100 feet of any water feature, adherence to the CREH Spill Prevention, Control, and Countermeasure (SPCC) Plan will be followed.
- g. Use of anticoagulant rodenticides and herbicides in project sites shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe labels and other restrictions mandated by the EPA, California Department of Food and Agriculture, and other State and federal legislation, as well as additional project-related restrictions deemed necessary by the USFWS and CDFW. If rodent control must be conducted, zinc phosphide shall be used because of the proven lower risk to kit foxes.
- h. A representative shall be appointed by the project proponent, who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured, or entrapped kit fox. The representative shall be identified during the employee education program, and their name and telephone number shall be provided to the USFWS.
- i. The Sacramento Fish and Wildlife Office of USFWS and CDFW shall be notified in writing within three working days of the accidental death or injury to an SJKF during project-related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species at the addresses and telephone numbers below. The CDFW contact can be reached at (559) 243-4014 and R4CESA@wildlifeca.gov. The BLM will also be informed about those wells on the Split Estate property.

- j. All sightings of the SJKF shall be reported to the CNDDDB. A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the USFWS at the address below.
- k. Any project-related information required by the USFWS or questions concerning the above conditions or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at Endangered Species Division, 2800 Cottage Way, Suite W 2605, Sacramento, California 95825-1846, phone: (916) 414-6620 or (916) 414-6600.
- l. A copy of the pre-construction survey report shall be submitted to the Lead Agency as evidence of compliance.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.4b – 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 Wildlife or U.S. Fish and Wildlife Service?

Sensitive natural communities are designated by various resource agencies, including the California Department of Fish and Wildlife (CDFW), USFWS, Bureau of Land Management (BLM), U.S. Forest Service (USFS), or are designated by local agencies through policies, ordinances, and regulations.

There is no riparian habitat or sensitive natural communities within the project boundaries of BSA, and no protected species were observed during the survey. Therefore, there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.4c – 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 direct removal, filling, hydrological interruption, or other means?

The United States Army Corps of Engineers (USACE) has regulatory authority over the Clean Water Act (CWA), as provided for by the EPA. The USACE has established specific criteria for the determination of wetlands based on the presence of wetland hydrology, hydric soils, and hydrophilic vegetation. There are no federally protected wetlands, water features, or vernal

pools that occur within the project site. There is a small retention basin for irrigation water located on the southeast corner of the site. However, construction and operations will avoid this area, and no development will occur.

Wetlands, streams, reservoirs, sloughs, and ponds typically meet the criteria for federal jurisdiction under Section 404 of the CWA and State regulatory authority under the Porter-Cologne Water Quality Control Act. Streams and ponds typically meet the criteria for State regulatory authority under Section 1602 of the California Fish and Game Code. There are no water features on the project site that would meet the criteria for either federal jurisdiction or State regulatory authority to protect wetlands, vernal pools, or waters. There would be no impact to federally protected wetlands or waterways or State wetlands or waters.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.4d – Would the project 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?

Wildlife movement corridors, also referred to as dispersal corridors or landscape linkages, are generally defined as linear features along which animals can travel from one habitat or resource area to another. Wildlife movement corridors can be large tracts of land that connect regionally important habitats that support wildlife in general, such as stop-over habitat that supports migrating birds or large contiguous natural habitats that support animals with very large home ranges (e.g., coyotes, mule deer). They can also be small-scale movement corridors, such as riparian zones, that provide connectivity and cover to support the movement at a local scale.

The BSA is not within any designated wildlife linkage or movement corridors. The project is situated within an area developed for urban and agricultural use and does not provide a linkage between suitable natural habitats for most wildlife species. Due to the disturbed condition of the project and surrounding area, there is no substantial movement of wildlife onto or off the BSA, and there would be no impacts.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.4e – Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

There are no adopted local policies or ordinances protecting biological resources that would apply to this project site. Therefore, implementation of the proposed project would have no conflict related to adopted local policies or ordinances protecting biological resources.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.4f – Would the project conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?

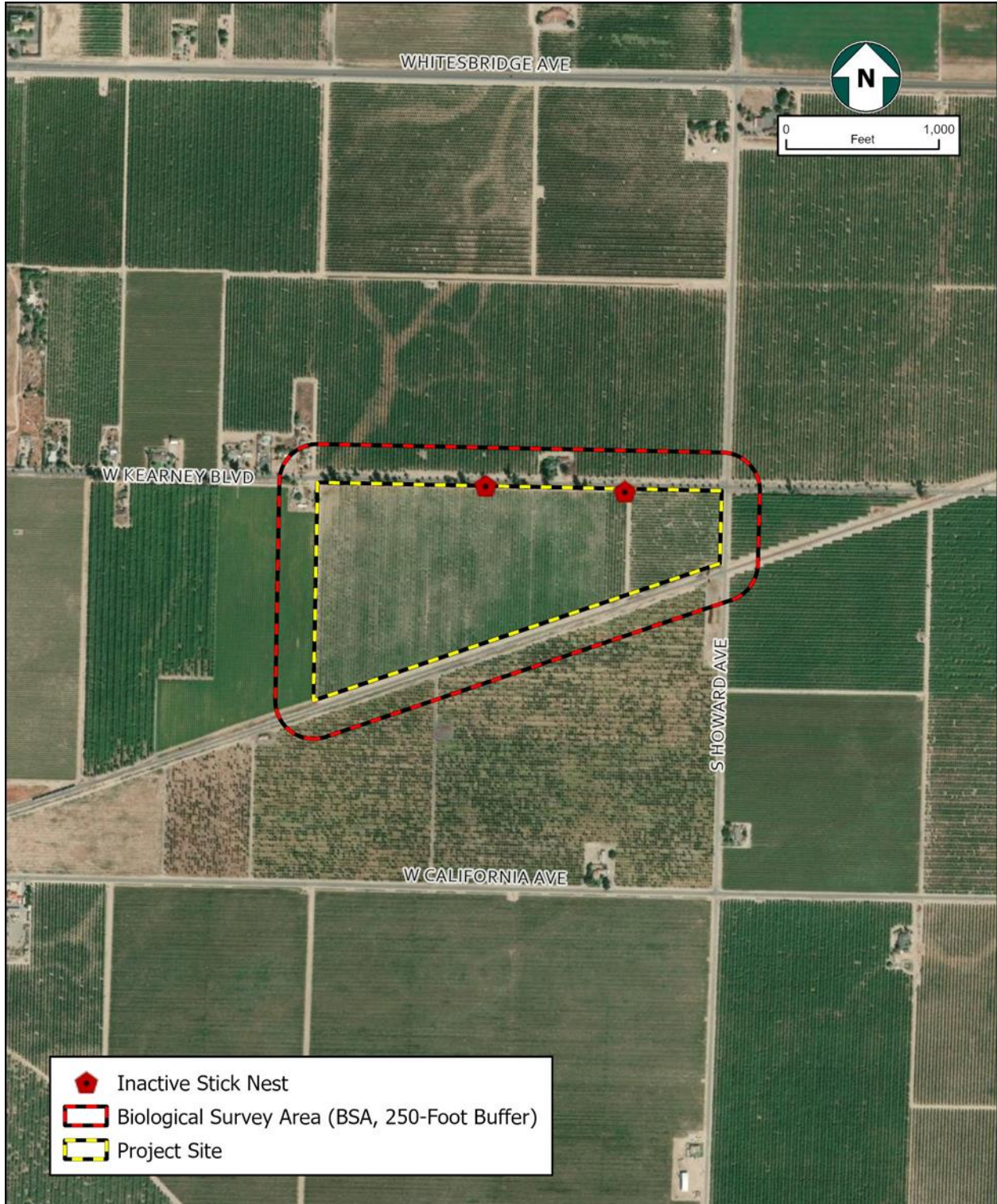
The project is not located within any Natural Community Conservation Plan, Habitat Conservation Plan, or any other local, regional, or State Conservation Plan. The proposed project would have no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.



**Figure 3.4.4-1
Biological Resources**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.5 - CULTURAL RESOURCES

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The discussion below is based on the Cultural Resources Technical Memo completed for the Project, attached as Appendix B (QK 2025b).

Impact #3.4.5a – Would the project cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?

A historical resource defined by CEQA includes one or more of the following criteria: 1) the resource is listed, or found eligible for listing in, the California Register of Historical Resources (CRHR); 2) listed in a local register of historical resources as defined by Public Resources Code (PRC) Section 5020.1(k); 3) identified as significant in a historical resources survey meeting the requirements of PRC Section 5024.1(g); or 4) determined to be a historical resource by the project’s lead agency (PRC Section 21084.1; CEQA Guidelines Section 15064(a)). Under CEQA, historical resources include built-environment resources and archaeological sites.

No part of the project is within an area designated to be historic by the City’s General Plan (City of Kerman 2020).

A cultural resources records search (#24-522) was conducted at the Southern San Joaquin Valley Information Center, California State University Bakersfield, to identify previously recorded resources and prior surveys within the project area and the surrounding half-mile area. The record search indicated that the site had not been included in a previous cultural resources survey, and it is not known if any historical resources exist on it. Three previous cultural resource studies have been conducted within a half mile of the project, and one historic-period cultural resource has been recorded within one-half mile of the project (QK 2025b). This is a segment of the Union Pacific Railroad grade that runs adjacent to the

southern boundary of the project. However, no impacts to this resource are anticipated to occur with the construction and operation of the project. No further cultural resources, historical or prehistoric, have been identified within a half mile.

A Sacred Lands File request was also submitted to the Native American Heritage Commission (NAHC). The response from NAHC, dated November 26, 2024, indicates negative results and is included in Appendix B. The NAHC also provided a list of tribes of interest within the project vicinity. Letters were sent to the tribes with information on the project, and they were given a 30-day comment review period. To date, no comments have been received. A copy of that correspondence is included in Appendix B.

Unknown historical resources may be discovered during ground-disturbing activities. In order to account for unanticipated discoveries and the potential to impact previously undocumented or unknown resources, Mitigation Measure CUL-1 is recommended. With the implementation of mitigation, impacts would be less than significant.

MITIGATION MEASURE(S)

CUL-1: If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock, as well as historic resources such as glass, metal, wood, brick, or structural remnants. If a qualified archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.5b – Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?

See discussion of Impact #3.4.5a above.

Construction of the project will include ground-disturbing activities. Although unlikely, there is a chance that trenching and grading activities could unearth previously unknown archaeological resources. Implementation of CUL-1 would ensure that potential impacts associated with archaeology would be less than significant.

MITIGATION MEASURE(S)

Implementation of Mitigation Measure CUL-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.5c – Would the project disturb any human remains, including those interred outside of formal cemeteries?

There are no known cemeteries or burials on or near the project. Although unlikely, subsurface construction activities, such as trenching and grading, associated with the proposed project could potentially disturb previously undiscovered human burial sites. Accordingly, this is a potentially significant impact. Although considered unlikely, subsurface construction activities could cause a potentially significant impact to previously undiscovered human burial sites. The cultural resources and Sacred Lands File records searches did not indicate the presence of human remains, burials, or cemeteries within or in the vicinity of the project site. No human remains have been discovered at the project site, and no burials or cemeteries are known to occur within the area of the site. However, construction would involve earth-disturbing activities, and it is still possible that human remains may be discovered, possibly in association with archaeological sites. Implementation of Mitigation Measure CUL-2 would ensure that the proposed project would not directly or indirectly destroy previously unknown human remains. With the implementation of the proposed mitigation, impacts would be less than significant.

MITIGATION MEASURE(S)

CUL-2: 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.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.6 - ENERGY

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

This section is based on a focused Air Quality Study prepared for the project (QK 2025a), which is included in this document as Appendix A.

Impact #3.4.6a – Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?

Construction

Energy demand during the construction phase would result from the transportation of materials, construction equipment, and construction worker vehicle trips. Construction equipment can include tractors, loaded trucks, forklifts, generators, cranes, rollers, compactors, and an air compressor. The project would comply with construction best management practices and with the SJVAPCD requirements regarding the use of fuel-efficient vehicles and equipment and reducing idling times to the extent feasible. Compliance with standard regional and local regulations would minimize fuel consumption during project construction. While construction of the proposed project components would result in a short-term increase in energy use, construction-related fuel use would have no noticeable effect on peak or baseline demands for energy, and construction design features would further help with energy conservation. The one-time expenditure of fuel is not considered a wasteful or inefficient use of nonrenewable resources.

There are no unusual project characteristics that would cause construction equipment to be less energy efficient compared with other similar construction sites in other parts of the State. Thus, construction-related fuel consumption at the project would not result in inefficient, wasteful, or unnecessary energy use.

Operations

The project facilities will comply with the current applicable Title 24 building code requirements, development standards, and energy efficiency requirements. Equipment used at the facility will be designed to be energy efficient and will not result in unnecessary energy use. The project would result in incremental increases in energy consumption due to the new uses being introduced; however, this increase would be mitigated through compliance with the most recent energy efficiency standards, and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.6b – Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

State and local agencies regulate the use and consumption of energy through various policies and programs. California has adopted a number of bills and regulations that seek to reduce GHG emissions throughout the State. The 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan) lays out a path to achieve targets for carbon neutrality and reduce anthropogenic greenhouse gas (GHG) emissions by 85 percent below 1990 levels no later than 2045, as directed by Assembly Bill 1279.

Energy-saving strategies will be implemented where feasible to reduce the project's energy consumption during the construction and post-construction phases. Strategies being implemented include those recommended by the California Air Resources Board (CARB) that may reduce both the project's construction energy consumption, including diesel anti-idling measures, light-duty vehicle technology, and heavy-duty vehicle design measures to reduce energy consumption. Additionally, as outlined in SJVAPCD's GAMAQI, the project includes recommendations to reduce energy consumption by shutting down equipment when not in use for extended periods, limiting the usage of construction equipment to eight cumulative hours per day, usage of electric equipment for construction whenever possible in lieu of diesel or gasoline powered equipment, and encouragement of employees to carpool to retail establishments or to remain on-site during lunch breaks.

Energy demand during project operations would be minimized through compliance with the California Green Building Standards Code - Part 11, Title 24 (CALGreen) and the Building Energy Efficiency Standards - Title 24 would ensure that construction would be consistent with State and local energy plans and policies to reduce energy.

Based on this analysis, the project would be consistent and not conflict with or obstruct a State or local plan related to renewable energy or energy consumption. Impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.7 - GEOLOGY AND SOILS

Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

Impact #3.4.7a(i) – Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

The project site is within the San Joaquin Valley, which experiences moderate to severe ground shaking. Three faults are located within the vicinity of the project: the Panoche Hills Fault, located approximately 34 miles to the southwest; the O’Neill Fault System, located approximately 42 miles to the west; and the Nunez Fault, located approximately 44 miles to the southwest.

The project's development is expected to comply with CBC Title 24 safety requirements related to seismic events, which would ensure acceptable and safe building practices are implemented to reduce potential adverse effects from fault-related ground shaking. Therefore, with consideration of potentially active faults and mandatory compliance with pertinent building code requirements, the project would result in a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.7a(ii) – Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

See discussion of Impact #3.4.7a(i) above.

There are no known active earthquake faults or Alquist-Priolo fault zones that traverse the project site. However, the San Joaquin Valley is considered to be a seismically active area. All new construction will comply with applicable local and State regulations to reduce any potentially significant impacts to structures resulting from strong seismic ground shaking at the project site. Therefore, project impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.7a(iii) – Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

See discussion of Impact #3.4.7a(i) and (ii) above.

Liquefaction is defined as a phenomenon where earthquake-induced ground vibrations increase the pore pressure in saturated, granular soils until it is equal to the confining, overburdened pressure. When this occurs, the soil can completely lose its shear strength and enter a liquefied state. The possibility of liquefaction is dependent upon grain size, relative density, confining pressure, saturation of the soils, and intensity and duration of ground shaking. In order for liquefaction to occur, three criteria must be met: “low density,” coarse-grained (sandy) soils, a groundwater depth of less than about 50 feet, and a potential for seismic shaking from nearby large magnitude earthquakes.

The predominant soils within the Kerman area consist of a variety of sandy loams that are generally not conducive to liquefaction. Groundwater in the City has been mapped and ranges from 110 feet below ground surface to 80 feet below ground surface. Based on these characteristics, the potential for soil liquefaction is low. In addition to liquefaction, the City could be susceptible to induced settlement of loose unconsolidated soils or lateral spread during seismic shaking events. However, based on the nature of the subsurface materials and the relatively low to moderate seismicity of the region, seismic settlement and/or lateral spread are not anticipated to represent a substantial hazard within the City during seismic events.

Based on this analysis, the project would have a less-than-significant impact exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. Adherence to all applicable regulations, including the CBC Title 24 codes, would reduce or avoid any potential impacts to structures resulting from liquefaction at the project site, and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.7a(iv) – Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

A landslide generally occurs on relatively steep slopes and/or on slopes underlain by weak materials. The project area has generally flat topography and the site is flat with no significant topographic features. As such, there is no potential for rock falls or landslides to impact the project in the event of a major earthquake, as the area has no dramatic elevation changes. The project will not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.7b – Would the project result in substantial soil erosion or the loss of topsoil?

Grading and earthmoving during project construction have the potential to result in erosion and loss of topsoil. Exposed soils could be mixed in stormwater runoff and transported off the project site. The project is anticipated to disturb more than one acre of soil. As such, the project is subject to National Pollutant Discharge Elimination System (NPDES) Program requirements. In accordance with NPDES requirements, it will have to develop a Stormwater Pollution Prevention Plan (SWPPP). A SWPPP must identify potential sources of erosion or sedimentation as well as identify and implement various types of Best Management Practices (BMPs) to prevent erosion and sedimentation from occurring during construction. Typical BMPs intended to control erosion include sandbags, retention basins, silt fencing, street sweeping, etc.

Mitigation Measure GEO-1 requires the approval of a SWPPP to comply with the NPDES General Construction Permit. The Project will comply with all grading requirements as outlined in Title 24 and Appendix J of the CBC. Construction of the project is not expected to result in substantial erosion or the loss of topsoil with the incorporation of GEO-1.

Once constructed, the project will have both impermeable surfaces as well as permeable surfaces. The impermeable surfaces would include roadways, driveways, and building sites. Permeable surfaces would include any landscaped areas. Stormwater will be directed to the planned on-site stormwater basin. Therefore, the development of the project would not result in substantial surface soils exposure to wind or water, and with implementation of GEO-1, would result in a less-than-significant impact.

MITIGATION MEASURE(S)

GEO-1: If the proposed development will disturb an area of one or more acres, prior to issuing of grading or building permits, the project developer shall obtain (1) an approved Stormwater Pollution Prevention Plan (SWPPP) and (2) the Notice of Intent (NOI) to comply with the General National Pollutant Discharge Elimination System (NPDES) from the Central

Valley Regional Water Quality Control Board. The requirements of the SWPPP and NPDES shall be incorporated into design specifications and construction contracts. Recommended Best Management Practices for the construction phase may include the following:

- Stockpiling and disposing of demolition debris, concrete, and soil properly.
- Protecting existing storm drain inlets and stabilizing disturbed areas.
- Implementing erosion controls.
- Properly managing construction materials.
- Managing waste, aggressively controlling litter, and implementing sediment control.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.7c – 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?

See discussion in Impact #3.4.7a(iii) and 3.4.7a(iv) above.

There are no slopes on or near the site, and the project would not expose the people or structures to significant risks from landslides. The proposed project will comply with pertinent State regulations pertaining to construction, including Title 24. In addition, the project is not in an area that is at high risk for landslides due to the low levels of elevation change (City of Kerman 2024).

As indicated in previous responses, the site and surrounding area is flat, which does not provide the conditions required for significant on-site land sliding. Additionally, the site is not located near any areas with sufficient slope that could result in off-site landslides. Moreover, the project will be designed by an engineer to resist potential side effects of spreading, subsidence, liquefaction, or collapse. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.7d – Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Clay soils are typically more susceptible to expansion and subsequent hazards due to the capacity of clay minerals to take in water and expand to greater volumes. Four soil types underlie the area: Hanford coarse sandy loam, Hesperia sandy loam, Traver sandy loam, and

Tujunga loamy sand. All four types have low to moderate shrinks/swell potential and are not considered expansive (City of Kerman 2024). Approximately 99 percent of the soil that underlies the project site falls within the Hesperia sandy loam soil classification. As such, the project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) and would not create substantial risks to life or property. The project would be required to adhere to Title 24 codes that would ensure the project is built in accordance with the most recent structural regulations for building safety. Impacts related to expansive soil would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.7e – Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?

The proposed project is in an area where sewers are not available for the disposal of wastewater. The nearest sewer trunk line to the project site is located approximately 0.5 miles to the west, along Goldenrod Avenue. As such, the proposed project includes the development of a septic tank and leach line system with the ability to tie into the City's wastewater infrastructure as development reaches the site in the future. Development of the individual on-site sewage disposal system would adhere to the County's On-site Wastewater Treatment System Guidance Manual. The Manual provides procedural and technical details for the implementation of the provisions of the Fresno Local Agency Management Plan (LAMP). The provisions within the Manual are designed to protect public health, groundwater, and surface water bodies from degradation and provide safely operating wastewater treatment systems through proper design siting, installation, maintenance, and monitoring.

As discussed under Section 3.4.7, *Geology and Soils*, there are no geologic hazards that would preclude the development of the proposed project. As stated, the soils within the project site have low to moderate shrinks/swell potential and are not considered expansive. Additionally, there is a low potential for collapse of soils, liquefaction, and lateral spreading. As such, the project site would be able to support a septic system, and no significant adverse geology or soil-related impacts would occur as a result of its installation. Project impacts would be less than significant, and no mitigation is required.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.7f – Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The project site has previously been disturbed by past agricultural activities. However, ground-disturbing activities during construction could potentially impact previously undiscovered paleontological resources. The project proponent would be required to implement Mitigation Measure GEO-2 to protect potential paleontological resources if inadvertently found during construction or operation of the project. The implementation of GEO-2 would reduce potential impacts to a less-than-significant level.

MITIGATION MEASURE(S)

GEO-2: If any paleontological resources are encountered during ground-disturbance activities, all work within 25 feet of the find shall halt until a qualified paleontologist, as defined by the *Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources* (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or another appropriate facility regarding any discoveries of paleontological resources.

If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations and fossil recovery may be required to mitigate adverse impacts from project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided to ensure no adverse effects, or such effects must be mitigated. Construction in that area shall not resume until the resource-appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less-than-Significant Impact No Impact

3.4.8 - GREENHOUSE GAS EMISSIONS

Would the project:

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

The analyses in this section are based on a *Focused Air Quality Study (FAQS)* (QK 2025a) attached as Appendix A.

Discussion

Impact #3.4.8a – Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Although construction of the proposed project would result in temporary emissions of greenhouse gases (GHGs), the project as a whole is not expected to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The estimated GHG emissions from construction and operational activities associated with the proposed project were estimated using CalEEMod and are shown in Table 3.4.8-1 below.

**Table 3.4.8-1
Estimated Annual GHG Emissions (MT/Year)**

Source	CO ₂	CH ₄	N ₂ O	CO ₂ e
Total Construction Emissions	1,034	0.04	0.01	1,040
Total Operational Emissions	659	1.65	0.03	708

Source: Appendix A

In the decade after SJVAPCD adopted their Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA, several new laws and executive orders were adopted that require additional reductions in years after 2020. For instance, Senate Bill (SB) 32 requires that GHG emissions be 40 percent less than 1990 levels by 2030. SB 100, which was signed by the Governor, requires 100 percent zero-carbon electricity by 2045. On the day SB 100 was signed into law, the Governor also signed Executive Order B-55-18, which commits California to total, economy-wide carbon

neutrality by 2045. As such, the 2009 Guidance may be somewhat inadequate in producing a meaningful comparison by today's standards that proposes a grand vision that, if achieved, would fundamentally change how business is conducted and citizens live in the State. Thus, as discussed in the most recent updates to the Scoping Plan, the objectives of the Scoping Plan affect all sectors of the economy. For these reasons, the GHG project emissions levels presented in the table are primarily for disclosure purposes.

The project would not generate cumulatively considerable GHG impacts, nor would it conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The project will also not conflict with any elements of the California Air Resources Board's 2008 Climate Change Scoping Plan. Therefore, the project would have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.8b – Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

In 2006, the California State Legislature adopted Assembly Bill (AB) 32—The California Global Warming Solutions Act. AB 32 directs the State to reduce California GHG emissions to 1990 levels by 2020. It instructs CARB to establish a program of regulatory and market mechanisms to achieve GHG reductions and to implement a mandatory GHG reporting and verification program. In accordance with AB 32, the Climate Change Scoping Plan (Scoping Plan) outlines California's strategy for achieving the 2020 GHG emissions limit outlined under the law. The 2022 Scoping Plan was updated with new strategies to achieve carbon neutrality by 2045 (California Air Resources Board 2022). The project would generate GHGs from electricity use and combustion of gasoline/diesel fuels, each of which is regulated near the top of the supply chain. As such, each citizen of California (including the operator of the project) will have no choice but to purchase electricity and fuels produced in a way that is acceptable to the California market. Thus, project GHG emissions will be consistent with the relevant plan (i.e., AB 32 Scoping Plan).

As noted in Impact #3.4.8a above, the project would not generate cumulatively considerable GHG impacts, nor would it conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The proposed project will be subject to any regulations developed under AB 32 as determined by CARB. Furthermore, the project will be required to implement energy conservation regulations (Title 24) and Green Building Code standards. Therefore, project impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

3.4.9 - HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.9a – Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Construction of the project would involve the temporary transport and use of minor quantities of hazardous materials such as fuels, oils, lubricants, hydraulic fluids, paints, and solvents. The types and quantities of hazardous materials to be used and stored on-site would not be of a significant amount to create a reasonably foreseeable upset or accident condition. The handling and transport of all hazardous materials on-site would be performed in accordance with all applicable federal, State, and local laws and regulations. Designated truck routes include SR 180 and SR 145 (City of Kerman 2020). The NCFPD would respond to any hazardous materials incident, and additional fire department units would respond as necessary.

A review of the EnviroStor database and GeoTracker database did not identify any active hazardous material site or a hazardous material cleanup site in proximity to the project site (California Department of Toxic Substances Control 2024, State Water Resources Control Board 2024).

Construction

Hazardous and non-hazardous materials and waste would likely be transported to and from the project site during the construction phase of the proposed project. Any hazardous waste or debris that is generated during the construction of the proposed project would be collected and transported away from the site and disposed of at an approved off-site landfill or other such facilities. In addition, sanitary waste generated during construction would be managed through portable toilets, which would be located at reasonably accessible on-site locations. Hazardous materials used during construction will be stored in appropriate storage locations and containers in the manner specified by the manufacturer and disposed of in accordance with local, federal, and State regulations. Construction-related hazardous materials use would be temporary and does not constitute routine transport, use, or disposal.

Operations

Once constructed, the proposed fire training facility would include the use of hazardous materials related to live fire training, including Class A fuels (i.e., wood, straw, and paper products) and Class B fuels (i.e., propane). Class A fuels would be burned in the proposed two-story Class A Burn Building – Live Burn Prop Tower, and Class B fuels would be burned in the proposed five-story Class B Burn Building – Propane Prop Power. Operation of the project would also require the storage of diesel fuel associated with occasional testing and use of emergency generators during power failures. Under California Health and Safety Code 25507(a)(1)(A), the project would be required to submit a Hazardous Materials Business Plan to the Fresno County Health Department’s Environmental Health Division if the amount of diesel fuel stored on-site exceeds 55 gallons. No underground fuel tanks are included in

this project. Fuels, oils, lubricants, hydraulic fluids, paints, and solvents would also be stored and utilized as part of the proposed maintenance facility. However, no manufacturing, industrial, or other uses utilizing large amounts of hazardous materials would occur within the site. All hazardous materials will be managed in accordance with existing laws and regulations, including the National Fire Protection Association training standards, which ensure that the routine transport, storage, use, and disposal of these materials would not result in a significant hazard to the public or environment.

Based on the analysis above, project construction and operation are not anticipated to result in significant impacts due to the transportation, use, or disposal of hazardous materials. Therefore, project impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.9b – 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?

See the discussion on Impact #3.4.9a above.

The project site has undergone desktop review for the purpose of identifying potential environmental issues associated with the presence of any hazardous substances or petroleum products (including their use, storage, and disposal) at the project site and its vicinity. As noted in Impact #3.4.9a above, a review of the EnviroStor database and the GeoTracker database did not identify any active hazardous material site or a hazardous material cleanup site in proximity of the project site (California Department of Toxic Substances Control 2024, State Water Resources Control Board 2024). Additionally, there are no active Geologic Energy Management Division (CalGEM) identified oil or gas fields within the project site (CalGEM 2024).

The project would be subject to federal, State, and local regulations governing the routine transport, use, and disposal of hazardous materials and the release of hazardous materials into the environment. These regulations also function to avoid or reduce upset and accident conditions. Consequently, the project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions. As such, project impacts would be less than significant.

The project is located on land that has agricultural activities on and around the site and may have employed the use of pesticides or herbicides. Organochlorine pesticides (OCP) are environmentally persistent and relatively immobile in soil, and many present a human health risk above certain concentrations. As surface soils will be disturbed during the

construction phases of the project, soils contaminated with pesticides/herbicides/fumigants may present a significant impact to the health of construction workers and other sensitive receptors who may come in contact with contaminated soil and/or groundwater. Implementation of HAZ-1 and HAZ-2 will ensure impacts remain less than significant.

MITIGATION MEASURE(S)

HAZ-1: Prior to initiating excavation or grading in areas where the land has been or is currently being farmed, soil samples shall be collected and tested for herbicides, pesticides, and fumigants to determine the presence and extent of any contamination. The sampling and testing shall be prepared in consultation with the County Agricultural Commission, conducted by an appropriate California-licensed professional, and sent to a California Certified Laboratory. A report documenting the areas proposed for sampling and the process used for sampling and testing shall be submitted to the Lead Agency for review and approval at least 60 days prior to construction.

Results of the laboratory testing and recommended resolutions for handling and excavating materials found to exceed regulatory requirements shall be submitted to the Lead Agency 30 days prior to construction. If soil or groundwater contamination is confirmed as a result of soil sampling, the project contractors or subcontractors shall immediately stop work and notify the designated environmental field representative. All work in the contaminated area shall cease, the work area shall be cordoned off, and the environmental field representative shall implement appropriate health and safety procedures. Work outside the contaminated area may continue as determined by the environmental field representative.

Excavated materials containing elevated levels of pesticides or herbicides would require special handling and disposal according to procedures established by the regulatory agencies. Effective dust control suppression procedures shall be used in construction areas to reduce airborne emissions of these contaminants and reduce the risk of exposure to workers and the public. The project's contractors shall contact the appropriate regulatory agencies for the State of California (e.g., DTSC or RWQCB) and the County to plan options for handling, treating, and/or disposing of materials.

HAZ-2: If soil or groundwater contamination is suspected or encountered during grading or excavation activities (e.g., unusual soil discoloration or strong odor), the applicant's contractors or subcontractors shall immediately stop work and notify the designated environmental field representative. All work in the area of suspected contamination shall cease, the work area shall be cordoned off, and the environmental field representative shall implement appropriate health and safety procedures. Work outside the suspected area may continue as determined by the environmental field representative. Preliminary samples of the soil, groundwater, or suspected material shall be taken by OSHA-trained individuals and sent to a California Certified Laboratory for characterization. If the sample testing determines that contamination is not present, work shall continue at the previously suspected site. If contamination is found above regulatory limits, however, the appropriate regulatory agency (e.g., RWQCB or Certified Unified Program Agency (CUPA)) responsible for responding to and providing environmental oversight of the region shall be notified in

accordance with State or local regulations. In addition, the applicant or applicant's contractors shall contact the appropriate regulatory agencies for the State of California (e.g., DTSC or RWQCB) and the County to plan options for handling, treating, and/or disposing of materials. Documentation of the suspected contamination shall be made in the form of a report identifying the location and potential contamination, as well as the process used for sampling.

Results of laboratory testing and recommended resolutions for handling and excavating materials found to exceed regulatory requirements shall be submitted to the Lead Agency for review and approval.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.9c – Would the project emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

See Impacts #3.4.9a and b above.

There are no schools within one-quarter mile of the project site. The nearest school to the project site is Goldenrod Elementary School, located 0.5 miles west. Therefore, there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.9d – Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment?

See Impacts #3.4.9a and b.

According to the California Department of Toxic Substances Control EnviroStor database, the project site is not located on a federal superfund site, State response site, voluntary cleanup site, school cleanup site, evaluation site, school investigation site, military evaluation site, tiered permit site, or corrective action site. Additionally, the project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.9e – 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?

The project site is located approximately 11 miles east of the Fresno Chandler Airport. The project site is located outside of the airport influence area, as identified in the Fresno County Airport Land Use Compatibility Plan (ALUCP) (Fresno Council of Governments 2023). Therefore, the project is not within two miles of an airport and would not result in a safety hazard or excessive noise for people working in the project area. As such, there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.9f – Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The California Emergency Services Act requires cities to prepare and maintain an emergency plan for natural, human-made, or war-caused emergencies that result in conditions of disaster or in extreme peril to life. The County’s Office of Emergency Services (OES) is responsible for ensuring that the County’s emergency response plans are up-to-date and implemented properly. The OES also facilitates cooperation between local departments and other federal, State, and local agencies that would be involved in emergency response operations. The project includes the construction of a new emergency operations center (EOC) during Phase 1 of construction. The EOC would operate on an as-needed basis, typically during a large disaster or public event. It is anticipated that the EOC would operate up to four times a year and provide additional emergency safety capacity to serve the surrounding communities.

Construction activities would be limited to the existing parcel and would not require the closure of any public roadways that could impede emergency response or evacuation efforts. In addition, the proposed project would not require the permanent alteration of any existing

roadways that could interfere with any emergency evacuation routes or an adopted emergency response plan. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.9g – Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

According to available data from Cal Fire, the project site, is within a Local Responsibility Area (LRA) Unzoned Fire Hazard Severity Zone (Cal Fire 2007). The project proposes the development of a specialized campus dedicated to the operation, instruction, and training of NCFPD staff and would, therefore, contribute to reducing the risk of wildland fire in the County. Therefore, the project would not expose people or structures, either directly or indirectly, to an increased significant risk of loss, injury, or death involving wildland fires, and the project would have less-than-significant impacts.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.10 - HYDROLOGY AND WATER QUALITY

Would the project:

- | | | | | | |
|------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. | Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface water quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. | Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. | Substantially increase the rate of amount of surface runoff in a manner which would result flooding on- or off-site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. | Impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

Impact #3.4.10a – Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface water quality?

The proposed project construction and groundbreaking activities have the potential to cause erosion, sedimentation, and discharge of construction debris from the project site. Clearing of vegetation and grading activities, for example, could lead to exposed or stockpiled soils susceptible to peak stormwater runoff flows. Also, the compaction of soils by heavy equipment may minimally reduce the infiltration capacity of soils (exposed during construction) and increase runoff and erosion potential. The presence of significant amounts of raw materials for construction, including concrete and asphalt, may lead to stormwater runoff contamination. If uncontrolled, these materials could lead to water quality problems, including sediment-laden runoff, prohibited non-stormwater discharges, and ultimately, the degradation of downstream receiving water bodies. As discussed previously, the project would disturb more than one-acre and would be required to prepare a SWPPP and would ensure implementation of BMPs that address potential issues related to soil erosion and contaminated runoff. Implementing BMPs for construction activities, such as the use of straw waddle sandbags, silt fencing, swales, street sweeping, etc., will be implemented and would reduce stormwater runoff to a less-than-significant impact during construction activities.

Following project construction, the operation of the new fire station could have the potential to degrade water quality. Because the project site is utilized for agricultural purposes, the proposed project would result in new impervious surfaces that would increase urban runoff containing oil, grease, metals, pathogens, sediments, or pesticides, which could degrade water quality if they enter surface or groundwater bodies. The proposed project includes the construction of a 0.38-acre stormwater retention basin as part of Phase 2 of the project and an additional five-acre stormwater retention basin at full buildout. The proposed project would be subject to post-construction stormwater performance standards required by the Construction General Permit (California State Water Resources Control Board 2013). This General Permit aims to match post-construction runoff to pre-construction runoff for the 85th percentile storm event, or the smallest storm event that generates runoff, whichever is larger, which not only reduces the risk of impact to the receiving water's channel morphology but also provides some protection of water quality. Post-construction BMPs, drainage plans, calculations, and other supporting documentation would be subject to review by the RWQCB to ensure compliance with the permit. As such, the project's surface or groundwater water quality impacts are expected to be less than significant with the incorporation of GEO-1.

MITIGATION MEASURE(S)

Implementation of GEO-1.

LEVEL OF SIGNIFICANCE

Impacts would be less than significant with mitigation incorporated.

Impact #3.4.10b – Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

The City is located within the Kings Sub-basin, which is part of the larger San Joaquin Valley Groundwater Basin. The planning documents regarding water resources for the City include the North Kings Groundwater Sustainability Act (GSA) Groundwater Management Plan and the Kerman Urban Water Management Plan (UWMP).

The project site is located approximately 0.5 miles east of the City's potable water service area. The nearest water line is located along California Avenue, south of the project site. The project will obtain potable water from the existing on-site water well. With the commencement of Phase 1, a potable water tank would also be installed for the buildings. In the future, it is anticipated the site will connect to the City water system pursuant to an approved extraterritorial agreement.

The City's water system is reliant on the underlying groundwater basin to serve its customers. The City currently has six wells in various locations throughout the community. Well Nos. 09A, 10, 12, 14, and 15 currently serve as active groundwater sources, contributing a combined capacity of 3,522 million gallons per year (MGY). Additionally, as noted in the UWMP, the City intends to implement the Lions Park Groundwater Recharge Project which will provide an estimated 300 acre-feet (97.7 MG) of recharge per year. Furthermore, under the Surface Water Supply Agreement with FID, the City will be receiving 2,150 acre-feet of surface water on an average annual basis for groundwater recharge.

Water is distributed through approximately 63.1 miles of water mains throughout the City, ranging from four to 12 inches in diameter. As noted above, the nearest water line to the project site is located along California Avenue. The water main located to the west of Howard Avenue is 12 inches and eight inches to the east of Howard Avenue. The City operates the system at a pressure that ranges from 50 to 60 pounds per square inch (psi). The City's water system also includes two 750,000-gallon water storage tanks that are used for water storage.

NCFPD has estimated the long-term operational water demand of the project would require a total annual water supply of 175,750 gallons. This is based on an assumption of 50 gallons per person per shift at maximum operations (50 gallons per person per shift X 7 employees per shift X 365 days + 16 trainees x 50 gallons per person per shift X 60 training days) (NCAC 2018). Although the project would increase impervious surface on-site, the project includes the construction of one 0.38-acre stormwater retention basin as part of Phase 2 of the project and an additional five-acre stormwater retention basin at full buildout, which would allow for the capture and percolation of stormwater from the project site and surrounding area, into the underlying soils, which would, in turn, contribute to groundwater recharge. As such, the project would not interfere substantially with groundwater recharge.

Potential impacts related to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge would be less than significant, and no mitigation is required.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.10c(i) – 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 result in substantial erosion or siltation on- or off-site?

The rate and amount of surface runoff is determined by multiple factors, including the following: topography, the amount and intensity of precipitation, the amount of evaporation that occurs in the watershed, and the amount of precipitation and water that infiltrates to the groundwater. The proposed project would alter the existing drainage pattern of the site, which would have the potential to result in erosion, siltation, or flooding on- or off-site. The disturbance of soils on-site during construction could cause erosion, resulting in temporary construction impacts. In addition, the placement of permanent structures on-site could affect drainage in the long term. Impacts from construction and operation are discussed below.

As discussed in Impact #3.4.10a above, potential impacts on water quality arising from erosion and sedimentation are expected to be localized and temporary during construction. Construction-related erosion and sedimentation impacts as a result of soil disturbance would be less than significant after implementation of a SWPPP (GEO-1) and BMPs required by the NPDES.

Existing drainage patterns of the site and area would be affected by project development because of the increase in impervious surfaces at the site. At full buildout, the project would construct two on-site stormwater retention basins (a 0.38-acre [Phase 2] and a five-acre [Phase 3] on-site stormwater basin) and would be developed. The project would comply with all applicable regulations in order to minimize impacts during construction and post-construction of the project. Additionally, the project would not alter a stream or river. With implementation of GEO-1, BMPs for erosion or siltation on- or off-site would be implemented and result in a less-than-significant impact.

MITIGATION MEASURE(S)

Implementation of GEO-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.10c(ii) – 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 substantially increase the rate of amount of surface runoff in a manner which would result flooding on- or off-site?

See also Impact #3.4.10c(i) above.

The project site does not contain any water features, streams, or rivers. Ground-disturbing activities related to project construction, such as grading, excavation, placing fill, and trenching, could change existing surface drainage patterns and increase the potential for flooding, particularly during storm events. Regulatory mechanisms in place that would reduce the effects of construction activities on drainage patterns that would result in flooding on or off the construction site include compliance with the City and County grading plan check process and the NPDES Construction General Permit (GEO-1). Compliance with these required regulations would prevent project impacts on grading patterns and flooding on and off of the site. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

Implementation of GEO-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.10c(iii) – 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 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?

Please see Impacts #3.4.10a through c(ii) above.

While the proposed project would increase the amount of impervious surface area compared to existing conditions, it would also include development of an on-site stormwater basin to provide stormwater pollution, prevention, and flow control of stormwater generated on-site. This feature would ensure proper drainage on-site and is sized adequately to capture all on-site runoff. Impacts would be less than significant, and no mitigation is required.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.10c(iv) – 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 impede or redirect flood flows?

Please see Impacts #3.4.10a through c(ii) above.

As discussed in Impacts #3.4.4b and #3.4.4c, there were no wetlands, waters of the U.S., or other water features identified on the project site. Additionally, according to the Federal Emergency Management Agency (FEMA) flood maps, the project site is not located within a mapped FEMA floodway or flood plain. The project would be located on flat land and would not significantly alter existing drainage patterns or the course of a stream or river. Therefore, the project will have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.10d – Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The project site is not located near the ocean or a steep topographic feature (i.e., mountain, hill, bluff, etc.). Tsunamis are waves generated in oceans from seismic activity. Due to the inland location of the site, tsunamis are not considered a hazard for the site. Therefore, there is no potential for the site to be inundated by tsunami or mudflow.

A seiche is a wave generated by the periodic oscillation of a body of water whose period is a function of the resonant characteristics of the containing basin as controlled by its physical dimensions. There is no body of water within the vicinity of the project site. There is no potential for the inundation of the project site by seiche.

The closest dams to the project are the Friant Dam, approximately 25 miles northeast, and the Pine Flat Dam, approximately 39 miles northeast of the project site. The extremely low probability of dam failure, the distance of the dams from the project site, the large volume of flood water available for dilution of potential pollutants, and the relatively long warning period to prepare indicate that inundation due to dam failure would not have a significant impact on the project.

The City is not subject to floodwaters from a 100-year storm event (County of Fresno 2018). Areas of the 100-year floodplain are found adjacent to the City, particularly along California Avenue east of the City and south of the project site. Certain areas within the City are subject to localized flooding and ponding of stormwater. During rain events, flooding occurs in the area between Madera Avenue and 9th Street and between D Street and California Avenue within the southern section of the City of Kerman. Additionally, as noted in the Fresno County Multi-Jurisdictional Local Hazard Mitigation Plan, no dams are identified within Kerman. Furthermore, according to FEMA FIRM Panel 06019C2075H, the project site is not located in a flood hazard zone.

Based on the information presented above, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.10e – Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

As noted in Impact #3.4.10b above, the City’s water system has a combined capacity of 3,522 million gallons per year (MGY). NCFPD has estimated the long-term operational water demand of the project would require a total annual water supply of 175,750 gallons. As such, the project would not interfere with the North Kings Groundwater Sustainability Act (GSA) Groundwater Management Plan or the Kerman Urban Water Management Plan (UWMP). Therefore, this project is not anticipated to use or substantially deplete groundwater supplies or conflict with any adopted groundwater management plan. Additionally, the project will comply with all applicable local and State standards during construction and operation, including preparation and approval of a SWPPP as per Mitigation Measure GEO-1 to minimize soil erosion and protect water quality. Therefore, this project does not conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan, and the project will have a less-than-significant impact.

MITIGATION MEASURE(S)

Implementation of GEO-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant mitigation incorporated*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.11 - LAND USE AND PLANNING

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

Impact #3.4.11a – Would the Project physically divide an established community?

The project is proposed on an approximately 60-acre undeveloped site located outside the Kerman city limits. There is no urban development adjacent to or surrounding the site. The proposed project site would not create a division between any established communities and the proposed project would not physically divide an established community. Therefore, the project will have no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.11b – 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?

In order to reduce land use conflicts between the training site and future residential to the west, the design of the project includes an approximately 100-foot setback from the westerly property line, as well as a 30-foot easement that would be dedicated to the City for the construction of a future road, which will act as a buffer area. The design of the facility, as illustrated on the conceptual site plan, has the most intensive buildings and activities located on the easterly side of the parcel and the furthest away from potential residential

development. There is only one building, a driving course classroom/observation tower, and the five-acre stormwater retention basin proposed on the west side. These features would have a minimal impact on the neighboring properties. The stormwater retention basin is designed to accommodate stormwater from not only the project site but also the nearby properties as they develop with more urban uses in the future.

The project is consistent with the City's General Plan and does not create a conflict with any land use plan, policy, or regulation. The project would not require any changes to the General Plan land use designation and is not located within an identified airport influence area in the Fresno County ALUCP. Additionally, the project would also help provide the highest levels of public safety services as fiscally feasible to respond to natural and man-made disasters. As such, the proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. Therefore, the project would have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.12 - MINERAL RESOURCES

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

Impact #3.4.12a – 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?

The California Department of Conservation, Geological Survey classifies lands into Aggregate and Mineral Resource Zones (MRZs) based on guidelines adopted by the California State Mining and Geology Board, as mandated by the Surface Mining and Reclamation Act of 1974. These MRZs identify whether known or inferred significant mineral resources are present in areas. Lead agencies are required to incorporate identified MRZs resource areas delineated by the State into their General Plans. The State has not identified any mineral resource zones within the Kerman planning area. Furthermore, according to the USGS Mineral Resources Online Spatial Data online mapper, there are no mineral resources on the project site or surrounding area (United States Geological Survey 2024).

The project site is not located in an identified CalGEM oilfield, and there are no known wells located on the site (CalGEM 2024). The project would not result in the loss of availability of mineral resources as the project does not propose the extraction of mineral resources.

The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State. Therefore, there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.12b – 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 land use plan?

The proposed project is not designated as a mineral recovery area and the project would not alter any existing plans that protect mineral resources. As a result, the proposed project would not interfere with known mining operations and would not result in the loss of land designated for mineral and petroleum. Furthermore, the proposed project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.13 - NOISE

Would the project result in:

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Impact #3.4.13a – Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?

The primary sources of noise in the vicinity of the project site include rail noise, traffic on nearby roadways, and other noise common in residential settings. The primary source of noise in Kerman is caused by traffic on the main roadways, such as Whitesbridge Road and Madera Avenue, and noise associated with operations on the Union Pacific rail line that runs through the south side of the city. As noted in the 2040 General Plan Noise Contours (Roadway and Railroad), the project site is located within the 60 dBA to 70 dBA contours (City of Kerman 2024). However, it is important to note that the passage of trains is infrequent and that it may be assumed that construction methods complying with current building code requirements will reduce exterior noise levels by approximately 25 dB if windows and doors are closed. The installation of mechanical ventilation would ensure windows and doors may remain closed, reducing interior noise exposure to 35 dBA to 45 dBA. Given the above, the potential for significant disruption to activities at the fire station and training facility is minimal.

The nearest sensitive receptors to the project site include the rural residences to the north across West Kearney Boulevard and west of the project site. However, it should be noted, as shown on the conceptual site plan (Figure 2-1), that the project will be set back from West Kearney Boulevard. The closest project structure is the Fire Training Center, which will be constructed during Phase 2. This building would be located approximately 175 feet south of the residence. The only structures being constructed on the east side of the property will be the observation tower and the stormwater retention basin during Phase 3. There is a setback from the property line that extends at least 200 feet.

Construction

Construction-related noise levels and activities will be temporary and intermittent and would affect the nearby rural residences. The proposed project will generate noise from construction equipment, including, but not limited to, tractors, loaded trucks, forklifts, generators, cranes, pavers, rollers, compactors, and an air compressor.

In addition, the construction-related noise will be intermittent and cease once the proposed project is completed. Based on the anticipated work and equipment use, Table 3.4.13-1 below reveals a 90 A-weighted decibels (dBA) contour of construction and operation activities. The farthest contour is at 92 feet and is associated with construction activities. Construction noise is expected to generate noise levels of 90 dBA at a distance of 92 feet from the equipment source. However, the closest sensitive receptor will be at least 175 feet away from construction

**Table 3.4.13-1
Attenuation Distances from Project Noise Sources to 90 dBA Noise Contour**

Scenario	Distance (feet)
Land Preparation	83
Construction	92

Although noise levels exceeding the 90 dBA threshold for project development and operation are not anticipated to extend beyond the project site boundaries, implementation of Mitigation Measure NSE-1 will ensure the temporary noise impacts from construction-related activities will be less than significant.

Operations

As noted in Impact #3.4.11(b), in order to reduce land use conflicts between the training site and future residential to the west, the design of the project includes an approximately 100-foot set back from the westerly property line, as well as a 30-foot easement that would be dedicated to the City for the construction of a future road, which will act as a buffer area. The design of the facility, as illustrated on the conceptual site plan, has the most noise activities located on the easterly portion of the parcel and the furthest away from potential residential development. The features located on the west side include a driving course

classroom/observation tower and the five-acre stormwater retention basin. These features would have a minimal noise impact on the neighboring properties. The project site is adjacent to the Union Pacific railroad line, which runs along the southerly boundary of the parcel. The project's construction and operations would not generate noise that exceeds that already generated by the railroad.

However, the operation of the fire station could result in the generation of noise levels above existing site conditions when the trains are not running, which would be perceived by the nearby surrounding residential land uses. The proposed fire station would be staffed and operated on a 24-hour/7-day a week schedule. The training center would operate five days a week with normal business hours between 8:00 AM and 5:00 PM. Training during evening hours would occur approximately 10 percent of the time between 5:00 PM to 10:00 PM. The training center would split time between indoor and outdoor activities. The fleet and support services maintenance bay would typically operate from 6:00 AM to 6:00 PM. On-site vehicle maintenance would occur in the enclosed apparatus bay, which would shield the noise.

The primary sources of noise from the operation of the fire station include on-site vehicle maintenance and movements, fire sirens emitted when responding to emergency calls, and the use of stationary equipment. Equipment use associated with the training facility and maintenance activities associated with the maintenance facility would primarily occur during the daytime.

The fire station would use a public address (PA) system for station alerting. Once a call is received by the fire station, the PA system would be used to broadcast via intercom. The new fire station would be located within the northeastern portion of the project site, away from the nearest sensitive receptors. Use of the PA system would occur over a short period of time (i.e., generally less than 30 seconds) and, therefore, would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project.

When responding to a call for service, the emergency vehicle sirens would be activated. A typical siren emits approximately 100 dBA at 100 feet (City of Goleta 2018). Residential uses surrounding the project site would experience peak short-duration noise exposure. Maximum noise exposure would last for approximately 10 seconds as emergency vehicles pause at the driveway exit, engage the siren, and turn onto South Howard Avenue. Responses to nighttime emergency calls, when nuisance noise is most noticeable, routinely occur without the use of sirens. Based on the brevity of the siren noise, the project would not be considered a significant impact because average noise levels at sensitive receptors would not change as a result of emergency response protocols.

An emergency power source for the facility would be provided by an emergency generator. Generators may reach a maximum noise level of 82 dBA at 50 feet (Federal Highway Administration (FHWA) 2006). The emergency generator would operate in the event of a loss of power; thus, this type of noise would occur infrequently. Additionally, routine inspection and maintenance of the emergency generator would occur compliant with National Fire Protection Association (NFPA) Code 110, Standard for Emergency and Standby Power Systems. It is not anticipated that the infrequent and short-duration testing of the

emergency generator would expose nearby residents or sensitive noise receptors to a substantial increase in ambient noise levels.

The proposed project includes the construction of an emergency use helicopter landing facility. The use of this facility would be infrequent, on an as-needed basis during emergency operations, and helicopter activity would not occur as part of day-to-day operations. The facility would be constructed for sole use by emergency service aviation assets. According to a study conducted by the Federal Aviation Administration, the noise level (averaged over a set of nine measurements) of non-military helicopters rarely produce 24-hour equivalent levels that exceed 70 dB and no potential health effects on individuals due to the associated community noise exposure were found (Federal Aviation Administration 2004). Although the noise levels cited are relatively high compared to measured ambient noise levels on and near the project site, the noise would be brief and would cease once the helicopter has either landed and shut down or departed the area.

A key focus of analysis with regard to noise is the potential for long-term exposure to higher noise levels (i.e., continuous, involuntary exposure for many hours per day over a long period of time) that may adversely affect human health. The project has been specifically designed to provide buffer areas between the site and neighboring properties that will minimize noise issues, as sound dissipates quickly after approximately 50 feet. Because of this emphasis, adopted federal, State, and City regulations and standards typically focus on increases in long-term exposure to ongoing average noise levels rather than infrequent short-duration peak effects. With the implementation of NSE-1 during construction, project impacts would be less than significant.

MITIGATION MEASURE(S)

NSE-1: During construction, the contractor shall implement the following measures during construction:

- a. All stationary construction equipment on the project site shall be located so that noise-emitting objects or equipment face away from any potential sensitive receptors.
- b. The construction contractor shall ensure that all construction equipment is equipped with manufacturer-approved mufflers and baffles. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
- c. Construction activities shall take place during daylight hours, when feasible.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated.*

Impact #3.4.13b – Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels?

Construction

The Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations (Federal Highway Administration (FHWA), U.S. Department of Transportation 2017). In general, the FTA architectural damage criterion for continuous vibrations appears to be conservative, even for sustained pile driving. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between the vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. The typical vibration produced by construction equipment is illustrated in Table 3.4.13-2 below.

**Table 3.4.13-2
Typical Vibration Levels for Construction Equipment**

Equipment	Reference peak particle velocity at 25 feet (inches/second) ¹	Approximate peak particle velocity at 100 feet (inches/second) ²
Large bulldozer	0.089	0.011
Loaded trucks	0.076	0.010
Small bulldozer	0.003	0.0004
Vibratory compactor/roller	0.210	0.026

Notes:

1 – Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines, May 2006. Table 12-2.

2 – Calculated using the following formula:

$$PPV_{\text{equip}} = PPV_{\text{ref}} \times (25/D)^{1.5}$$

where: PPV (equip) = the peak particle velocity in in/sec of the equipment adjusted for the distance PPV (ref) = the reference vibration level in in/sec from Table 12-2 of the FTA Transit Noise and Vibration Impact Assessment Guidelines
D = the distance from the equipment to the receiver

As indicated in the above table, based on the FTA data, vibration velocities from typical heavy construction equipment that would be used during project construction range from 0.010 to 0.026 inch-per-second peak particle velocity (PPV) at 100 feet from the source of activity. The closest sensitive receptor is located approximately 90 feet to the west of the project boundary. Therefore, vibration from short-term construction activities would be below the FTA's conservative 0.12 inch per second architectural damage criterion for Class IV buildings (buildings extremely susceptible to vibration damage) (Federal Transit Authority 2006). Vibration impacts associated with construction activities are anticipated to be less than significant.

Operation

At full buildout, no major sources of ground-borne vibration are anticipated during daily operations. Therefore, less-than-significant impacts related to ground-borne vibration would occur from the operation of the project. No mitigation measures are required.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.13c – For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not located within the vicinity of a private airstrip or within two miles of a public airport or public-use airport. The nearest airport to the project site, Fresno Chandler Airport, is located approximately 11 miles to the east. The project site is located outside of the airport influence area and noise contours of the airport, as identified in the Fresno County Airport Land Use Compatibility Plan (ALUCP) (Fresno Council of Governments 2023). Therefore, the project would not expose people residing or working in the project area to excessive noise levels and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.14 - POPULATION AND HOUSING

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

Impact #3.4.14a – Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The project site is located outside the city limits and is not within the SOI. Additionally, although project construction would generate temporary construction jobs, given the scale of construction, these jobs would likely be filled by construction workers who currently live in the region. As such, the temporary construction jobs generated by the project would not result in the substantial relocation of any population into the region, which could increase demand for housing, goods, or other services. Therefore, the proposed project would not directly or indirectly induce substantial population growth through the creation of new homes or businesses or through the extension of any roads. Impacts would be less than significant, and no mitigation is required.

Once operational, the project would bring students, staff, and occasional visitors to the site to access its specialized facilities. However, the majority of these people will be from the surrounding region and will not require new housing. Due to the project’s special-purpose operational nature and relatively limited enrollment, it is not anticipated to promote unplanned growth or development.

Therefore, the development of the project would result in a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.14b – Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The project site is currently utilized for crop cultivation and does not propose the demolition or removal of existing people or housing. The project site will not displace existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, the project will not cause substantial unplanned population growth or substantial existing people or housing and would have no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than- Significant Impact	No Impact
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3.4.15 - PUBLIC SERVICES

Would the project:

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

(i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.15a(i) – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services - Fire Protection?

NCFPD serves an area of 230 square miles, providing fire protection and emergency services to a population of 51,298. The District operates six fire stations within its service area. These existing facilities are responsible for responding to a range of emergencies, including fires, medical incidents, and natural disasters. Despite the District’s strong operational foundation, there is a need for the development of the project to ensure continued effectiveness in emergency response times and preparedness. As such, the project would serve as an additional fire station, increasing the number of fire stations the District operates to seven.

As noted in Impact #3.4.14a, the project does not propose an increase in the resident population. The construction of the fire station will enhance response times, the fire training

center will improve crew preparedness, and the EOC will offer a suitable facility for natural disasters or public events.

The project will not necessitate new or physically altered fire protection services. Instead, its development will support the NCFPD in maintaining service ratios, response times, and other performance objectives. These improvements are expected to enhance the availability and effectiveness of fire protection services within the NCFPD's service area. Therefore, the impact on fire protection services would be considered less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.15a(ii) – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – Police Protection?

The Kerman Police Department provides police services for the City. The City has a mutual aid agreement with the Fresno County Sheriff's Department. The Kerman Police Department headquarters are located approximately 1.5 miles southwest of the project site. The Sheriff's Department has a substation located in the city of San Joaquin, 12 miles to the southwest.

Development of the proposed project would intensify development at the project site. However, the project would be used for instruction, training and operational facilities for NCFPD. Additionally, the project would include the development of an emergency operations center. As such, it is not anticipated that the proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for police protection services. Therefore, the project would not result in the need for new police protection facilities or services and project impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.15a(iii) – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – Schools?

School services within the Kerman area are provided by the Kerman Unified School District. The nearest school is Goldenrod Elementary School located approximately 0.5 miles west of the project site. As previously noted, the proposed project would bring students, staff, and occasional visitors to the site to access its specialized facilities. However, the majority of these people will be from the surrounding region and will not require new housing. Therefore, there would not be an increase in student population by the project. As such, the proposed project is not anticipated to result in the need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives. Project impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.15a(iv) – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – Parks?

Development of the proposed project would intensify development at the project site. While NCFPD staff, trainees, and visitors may elect to use local parks and trails. Parks within the project vicinity include Kiwanis Park, located approximately 1.3 miles northwest; Kerckhoff Park, located approximately 1.6 miles west; and Lions Park, located approximately two miles west of the project site. While NCFPD staff, trainees, and visitors may elect to utilize local parks, this increase in usage would be minimal due to the non-local residents anticipated to utilize the training facility. Additionally, the proposed development includes landscaped areas and on-site outdoor amenities. Therefore, the proposed project would not result in an adverse physical impact due to new or physically altered park facilities.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.15a(v) – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – Other Public Facilities?

See Impact #3.4.15a(i) through (iv) above.

The closest library and community center to the project site are located 1.6 miles west of the project site. The nearest healthcare centers to the project site are located 1.3 miles and 1.6 miles to the west, respectively. The nearest hospital is located in downtown Fresno, approximately 13 miles east of the project site. As noted in Impact #3.4.14a, due to the project’s special-purpose operational nature and relatively limited enrollment, it is not anticipated to promote unplanned growth or development. As such, the development of the project will minimally increase the demand for other public services, such as libraries and health services. However, the increase in demand will not in and of itself require the construction of additional facilities. As such, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

3.4.16 - RECREATION

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.16a – 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?

As noted in Impact #3.4.15a(iv), NCFPD staff, trainees, and visitors may elect to use local parks and trails or on-site outdoor amenities. Parks within a two-mile radius of the project site include Kiwanis Park, Kerckhoff Park, and Lions Park. The increase in usage of parks and other recreational facilities would be minimal. Due to the project’s special-purpose operational nature and relatively limited staffing and enrollment, it is not anticipated to result in unplanned population growth or significantly increase the use of existing facilities. As such, the project would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that any substantial physical deterioration of existing facilities would occur or be accelerated, and project impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.16b – Would the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

See Impact #3.4.16a above. The project would not require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. Therefore, project impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.17 - TRANSPORTATION

Would the project:

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The analyses in this section are based on a *Trip Generation and Vehicle Miles Travelled Report* (Ruetters & Schuler Civil Engineers 2025) attached as Appendix C.

Impact #3.4.17a – Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Transit

There are no existing or planned transit facilities adjacent to or in proximity to the project site as identified by the General Plan and Fresno County Rural Transit Agency (FCRTA) (City of Kerman 2025). Therefore, the project would not conflict with a program, plan, ordinance, or policy addressing transit facilities and impacts would be less than significant.

Roadway

The existing roadways providing the main circulation in the vicinity of the project include the following as designated under the City of Kerman General Plan Circulation Element:

- Kearney Boulevard is a collector and serves as the main east/west north of the project site.

- Howard is identified as an arterial and will serve as the point of ingress/egress to the proposed project.
- The future Sycamore alignment, located along the western property boundary, is a collector. The proposed project includes a 30-foot offset for the purposes of right-of-way dedication in Phase 3 of development.

Implementation of the proposed project would not require the construction, redesign, or alteration of any public roadways other than the construction of ingress/egress access driveways along South Howard Avenue that would allow access to the proposed project site. Emergency access to the site may also be provided off of West Kearney Boulevard.

It is anticipated that the proposed project would generate approximately 30 daily trips during typical operation (fire station, training center, and fleet and support services) and approximately 104 daily trips when fully operational (fire station, training, fleet and support services, and activation of EOC during a public event). The project is not anticipated to generate more than 18 trips in either the AM or PM peak hours during typical operations. The project could generate up to 56 trips during the AM or PM peak hours when fully operational. As such, it is anticipated that project trips will primarily originate from the surrounding area, with no intersection experiencing more than 50 trips (Ruetters & Schuler Civil Engineers 2025).

Project construction would temporarily generate additional vehicle travel on area roadways from construction-worker vehicles and truck trips associated with the delivery of equipment and materials and removal of excavated material and waste. Construction of the proposed project would include truck trips and vehicle trips per day. All vehicles and equipment staging would occur on site. No lane or road closures would be required during construction activities. All vehicles and equipment staging would occur on site. No lane or road closures would be required during construction activities.

The proposed project would be required to submit public improvement plans for off-site improvements for review and approval by the City to ensure improvements would be consistent with adopted standards, specifications, and approved street plans. The project would result in improvements to the roadway network consistent with the goals, objectives, and policies of the General Plan, as shown on the Circulation Diagram and described in the Circulation Element. The proposed project will not conflict with a program, plan, ordinance, or policy addressing roadway facilities and would have a less-than-significant impact.

Bicycle/Pedestrian Facilities

Figure 4-4 of the City of Kerman Circulation Element identifies the roadways for future active transportation facilities:

- Kearney Boulevard is identified as a future Class III bikeway.
- Howard Avenue is identified as a future Class II bikeway.
- The future Sycamore Avenue alignment is identified as a future Class I bikeway.

According to the bikeway design criteria established by Caltrans (California Department of Transportation 2025), these bikeway classifications are defined as follows:

- Class I Bikeways (Bike Paths): Class I bikeways (bike paths) are facilities with exclusive right of way, with cross flows by vehicles minimized. Motor vehicles are prohibited from bike paths, which can be reinforced by signing.
- Class II Bikeways (Bike Lanes): Class II bikeways (bike lanes) are shared routes and do not require pavement markings. In some instances, a 4-inch white edge stripe separating the traffic lanes from the shoulder can be helpful in providing for safer shared use.
- Class III Bikeways (Bike Routes): Class III bikeways (bike routes) are intended to provide continuity to the bikeway system. Bike routes are established along through routes not served by Class I, II, or IV bikeways, or to connect discontinuous segments of bikeways (normally bike lanes). Class III facilities are facilities shared with motor vehicles or pedestrians, which are designated by signs or permanent markings.

The NCFPD would collaborate with the City to support the alternative transportation goals and policies outlined in the City’s General Plan. As such, the proposed project will not conflict with a program, plan, ordinance, or policy addressing the bicycle and pedestrian facilities and would have a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.17b – Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

CEQA Guidelines Section 15064.3, subdivision (b) criteria for determining the significance of transportation impacts are primarily focused on projects within transit priority areas and shift the focus from driver delay to a reduction of greenhouse gas emissions, creation of multimodal networks, and promotion of a mix of land uses. Vehicle Miles Traveled, or VMT is a measure of the total number of miles driven to or from development and is sometimes expressed as an average per trip or per person.

The City follows the Fresno Council of Governments (Fresno COG) Fresno County SB 743 Implementation Regional Guidelines for preparation of VMT analysis for projects within the City.

The guidelines provide “screening thresholds” for identifying whether a land use project should be expected to result in a less than significant transportation impact under CEQA.

Projects meeting one or more of these criteria would not be required to undergo a detailed VMT analysis. One such screening threshold pertains to the project generated daily traffic. According to the Fresno County SB 743 Implementation Regional Guidelines, if the project generates fewer than 500 average daily trips, it is presumed to create a less than significant transportation impact. Development of the project would generate approximately 30 daily trips during typical operation (fire station, training center, and fleet and support services) and approximately 104 daily trips when fully operational (fire station, training, fleet, and support services and activation of EOC during a public event) (see Appendix C for trip generation rates). Therefore, the project is below the established screening threshold and is anticipated to result in a less-than-significant impact. No mitigation is required.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.17c – 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)?

Construction

The proposed project may be required to obtain a traffic control permit and implement a traffic control plan (TCP) for construction occurring on City road right-of-way, such as the construction of new access points from South Howard Avenue to the proposed project site. If required, the TCP would demonstrate appropriate traffic handling during construction activities that could impact the traveling public (e.g., the transport of equipment and materials to the project area); thus, any increased hazards related to traffic and transportation during construction would be minimized. In accordance with existing requirements, the proposed project would be subject to review by City and County staff to ensure safety standards are met during construction activities. Therefore, the impact related to transportation hazards during construction would be less than significant.

Operation

The project will not include any geometric design features or incompatible uses that would substantially increase hazards. All road improvements would be constructed according to local road standards. Additionally, the proposed project would be subject to review by City and County staff, which would ensure the project design would comply with all applicable industry roadway design standards. Therefore, the proposed project would not substantially increase hazards due to a design feature or incompatible uses, and the impact would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.17d – Would the project result in inadequate emergency access?

Development of the project would result in an enhanced ability to provide emergency services in the area. Project site development will be required to comply with applicable emergency access standards from local and State authorities.

On-site circulation would be designed to meet applicable fire and public safety standards and regulations pertaining to the design of roadways and emergency access. Additionally, the proposed project would be subject to review by the City and County, ensuring that the proposed project would maintain emergency access during construction and operations.

As Impact #3.4.17a and b, increased project-related traffic would not cause a significant increase in vehicle trips or significantly worsen the existing service levels at intersections on area roads. Project-related traffic would not affect emergency access to the project site or any other surrounding locations. Therefore, the proposed project would not result in inadequate emergency access, and the impact would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.18 - TRIBAL CULTURAL RESOURCES				
Would the project:				
a. 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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The discussion below is based on the Cultural Resources Technical Memo completed for the Project, attached as Appendix B (QK 2025b).

Impact #3.4.18a(i) – 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 – 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)?

See the discussion presented in Section 3.4.5 - *Cultural Resources*, Impacts #3.4.5a through #3.4.5c.

On December 17, 2024, pursuant to Public Resources Code §21080.3.1 and Government Code §65300 *et seq*, letters were sent to each of the Native American tribes within the geographic area as identified by the NAHC (see Appendix B). The letters included a project description and location maps. To date, no responses have been received from the tribes that were contacted.

Upon any ground-breaking activity, there is the possibility of uncovering an object of cultural value. Mitigation Measures CUL-1 and CUL-2 must be implemented if any artifacts or human remains are discovered. Therefore, the project would have a less-than-significant impact with mitigation incorporated.

MITIGATION MEASURE(S)

Implementation of Mitigation Measures CUL-1 and CUL-2.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.18a(ii) – 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 – 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?

See discussion for Impacts #3.4.5a through #3.4.5c and Impact #3.4.18a(i) above.

MITIGATION MEASURE(S)

Implementation of Mitigation Measures CUL-1 and CUL-2.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.19 - UTILITIES AND SERVICE SYSTEMS

Would the project:

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 relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider that 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.19a – 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 relocation of which could cause significant environmental effects?

Water

See discussion in Impact #3.4.10b.

The project site is in a rural part of the unincorporated county that is not currently served by municipal water or wastewater systems. Water to serve the project (potable and fire

station operations) would be provided via an existing on-site well. Once construction begins, a potable water tank would be installed for the buildings. There is an existing water line running along California Avenue, south of the site. It has a 12-inch pipe west of Howard Avenue and an 8-inch pipe east of Howard Avenue. In the future, it is conceivable that the project would connect to the City's water system as development continues to move eastward.

As determined in Impact #3.4.10b, the water availability determined in the UWMP, water supply would be adequate to supply the project in the future. The construction of the infrastructure to supply water to the project would not cause significant environmental effects. Impacts would be less than significant.

Wastewater

The nearest sewer trunk line is on Goldenrod Avenue, 0.5 miles to the west. The project includes the construction of a septic tank and leach line system with the ability to tie into the City's wastewater infrastructure as development reaches the site. As noted in Impact #3.4.7e, development of the individual on-site wastewater disposal system would adhere to the County's On-site Wastewater Treatment System Guidance Manual, which is designed to protect public health through proper design siting, installation, maintenance and monitoring. As such, the construction of these facilities would not cause significant environmental effects and are anticipated to be less than significant.

Stormwater

During the operation of Phase 1, the project would utilize the existing 30-inch concrete standpipe and 24-inch concrete drainage inlet located along the southeast property boundary. The project site would be graded to slope runoff toward the inlet. As a part of Phase 2, the proposed project would include the construction of a 0.38-acre stormwater/recycled water retention basin. The project would utilize both the existing drainage infrastructure utilized during Phase 1 as well as the 0.38-acre stormwater/recycled water retention basin. At full buildout, the project would include an additional five-acre stormwater retention basin with a capacity of approximately 47.91 acre-feet and with two feet of freeboard. The development of the on-site stormwater retention basins would reduce potential strain on City infrastructure, and project impacts are anticipated to be less than significant.

Electricity/Natural Gas

The Pacific Gas and Electric Company (PG&E) provides electricity and natural gas to the City. The existing electrical system consists of both overhead and underground facilities. The project will connect to PG&E infrastructure, and project impacts are anticipated to be less than significant.

Telecommunications

Telecommunication services would connect to existing facilities that are maintained by various service providers. Service providers in the vicinity include Comcast, Enhanced Communication Group (ECG), Pioneer Telephone, and Sebastian Corp, AT&T, Verizon, T-Mobile, Cricket Wireless, and Sprint. Project impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.19b – Would the project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

See Impact #3.4.10b.

NCFPD has estimated the long-term operational water demand of the project would require a total annual water supply of 175,750 gallons (NCAC 2018). The project will obtain potable water from the existing on-site well until the site connects to the City’s water service system via an extraterritorial agreement.

As noted in the Kerman UWMP, the City anticipates groundwater supplies are sufficient to meet all demands through year 2045. The City’s overall water supplies (wells) are resilient to water droughts and water quality issues. The UWMP also recommends conservation tools that will enable the City to conserve water and maximize water use efficiency. The project would also implement a reduction of water use by installing more efficient appliances such as low-flow toilets and faucets and use drip irrigation and drought-tolerant plants for landscaping, as is feasible, per Title 24 CALGreen building codes. Water used for firefighting trainings would be recycled into the five-acre retention basin that will be constructed during Phase 3, which will also reduce water demand impacts to the underlying groundwater basin. Impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.19c – Would the project result in a determination by the wastewater treatment provider that 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?

See Impact #3.4.19a above.

The project site is in a rural part of the unincorporated county that is not currently served by municipal wastewater systems. As such, the proposed project would rely completely on an on-site wastewater system (e.g., a septic system), and it would not affect the treatment capacity of any wastewater treatment provider.

The City owns and operates one wastewater treatment plant (WWTP) under the current Waste Discharge Requirements (WDRs) Order No. R5-2007-0115. The WWTP has a capacity of 2.0 million gallons per day (mgd). In the future, the project may connect to the City’s wastewater disposal system. It is anticipated that the WWTP would be able to accommodate the wastewater generated by the project at that time. Therefore, impacts would be less than significant, and no mitigation is required.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.19d – 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?

During construction, demolition and construction waste would be managed and recycled in compliance with CALGreen Building Code requirements, whereby 65 percent of non-hazardous demolition waste would be recycled. Debris and the construction waste generated, which are not anticipated to contain hazardous materials, would be collected and transported away from the site and disposed of at a Class I II landfill, as appropriate. Construction of the project would incorporate waste reduction techniques and recycling measures to divert waste away from area landfills to aim to meet local and State requirements.

Once constructed, the operation of the NCFPD campus project would generate a minimal amount of day-to-day waste from on-duty firefighters and trainees. The City contracts with Mid Valley Disposal for solid waste, recycling, and composting services. Waste is removed on a regular basis for disposal at the American Avenue Landfill, located approximately six miles to the southwest. The American Avenue Landfill (i.e., American Avenue Disposal Site 10-AA-0009) has a maximum permitted capacity of 32,700,000 cubic yards and a remaining capacity of 29,358,535 cubic yards. The maximum permitted throughput is 2,200 tons per day (California Department of Resources Recycling and Recovery 2024). Using a standard

public facilities operational waste generation rate of 0.007 pounds/sq ft/day, which is calculated using AB 341's measurement system and a recycling rate of 37 percent, operation of the proposed project would generate approximately 80 cubic yards of waste per year at full buildout (0.007 pounds/sq ft/day x 87,620 sq ft = 613.3 pounds/day / 2,000 pounds/ton = 0.31 tons/day x 365 days/year = 112 tons/year / 1.4 = 80 cubic yards/year) (California Department of Resources Recycling and Recovery 2019). Thus, the American Avenue Landfill can accommodate the proposed project's operational solid waste generation. Impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.19e – Would the project comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

See discussion for Impact #3.4.19d. The proposed project would be required to provide solid waste and recycling services for residents pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991. The Local Government Construction and Demolition (C&D) Guide of 2002 (SB 1374) amended this act to include construction and demolition material. This service will be provided by Mid Valley Disposal. Furthermore, the proposed project would be required to comply with all federal, State, and local statutes and regulations related to the handling and disposal of solid waste. Therefore, implementation of the proposed project would result in less-than-significant impacts.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.20 - WILDFIRE

If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentration from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.20a – If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

See also Impact #3.4.9f regarding emergency response.

According to Cal Fire, the project site is located within an LRA Unzoned designated area (Cal Fire 2007). Given this designation, the project site is outside of areas identified by Cal Fire as having substantial or very high wildfire risk. The project would comply with all applicable local and State requirements regarding emergency response plans and access.

The proposed project would construct a new fire station on the undeveloped parcel adjacent to the existing fire station. The purpose of the proposed project is to reduce emergency response times and improve wildfire and disaster response. The proposed project would not

inhibit the ability of local roadways to accommodate emergency response and evacuation activities. The proposed project would include the construction of an EOC, which would improve emergency response conditions in the event of a natural disaster or public event. Driveways and access points would be designed for ingress and egress of fire trucks and other emergency vehicles. Therefore, the project would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.20b – If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentration from a wildfire or the uncontrolled spread of a wildfire?

The topography of the project site is relatively flat and in an area of low landslide susceptibility. Therefore, the project site would not be susceptible to landslides in post-fire conditions.

The project site is not located in or near a State Responsibility Area and the project would implement State and local fire code requirements. As such, the project would not exacerbate the risk of exposure of project occupants or neighboring properties to wildfire, and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.20c – If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, 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?

See Impacts #3.4.9a and g and #3.4.20a and b above.

As previously noted, the project is not located in or near an SRA or lands classified as very high fire hazard severity zones. The project is located on a site currently used for agricultural cultivation. As such, the project includes the construction of new driveways, a parking lot, and the extension of power lines and other utilities to serve the new fire station. However, it is not anticipated that wildfire risk would be exacerbated given the nature of the project (i.e., a new fire station). Additionally, the new fire station would be maintained in compliance with County requirements intended to reduce the risk of wildfire damage. Therefore, the proposed project would not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts would be less than significant, and no mitigation is required.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.20d – If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?

See Impacts # 3.4.9a and g and #3.4.20a, b, and c above.

The project is not located near an SRA or lands classified as very high fire hazard severity zones. The City and the project site are topographically flat. There are no slopes on or near the property, and the project would not expose the people or structures to significant risks from downslope or downstream flooding or landslides due to a result of runoff, post-fire instability, or drainage changes. Therefore, the project would have a less-than-significant impact and no mitigation is required.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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3.4.21 - MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Impact #3.4.21a – 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, 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?

As evaluated in this IS/MND, the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community; reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory. With implementation of the mitigation measures recommended in this

document, the proposed project would not have the potential to degrade the quality of the environment, significantly impact biological resources, or eliminate important examples of the major periods of California's history or prehistory. Therefore, with the mitigation measures noted below, the project would have a less-than-significant impact.

MITIGATION MEASURE(S)

Implementation of Mitigation Measures BIO-1 through BIO-5, CUL-1, and CUL-2.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated.*

Impact #3.4.21b - Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)?

As described in the impact analyses in Sections 3.4.1 through 3.4.20 of this IS/MND, any potentially significant impacts of the proposed project would be reduced to a less-than-significant level following the incorporation of the mitigation measures listed. The proposed project would not otherwise combine with impacts of related development to add considerably to any cumulative impacts in the region. With mitigation, the proposed project would not have impacts that are individually limited but cumulatively considerable. Therefore, the project would have a less-than-cumulatively-considerable impact with mitigation incorporated.

MITIGATION MEASURE(S)

Implementation of Mitigation Measures BIO-1 through BIO-5, CUL-1, CUL-2, GEO-1, GEO-2, HAZ-1, HAZ-2, and NSE-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated.*

Impact #3.4.21c - Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?

All of the project’s impacts, both direct and indirect, that are attributable to the Project, were identified and mitigated. The project mitigation measures will substantially reduce or eliminate the impacts of the project. Therefore, the proposed project would not either directly or indirectly cause substantial adverse effects on human beings because all potentially adverse direct impacts of the proposed project are identified as having no impact, less-than-significant impact, or less-than-significant impact with mitigation.

MITIGATION MEASURE(S)

Implementation of Mitigation Measures BIO-1 through BIO-5, CUL-1, CUL-2, GEO-1, GEO-2, HAZ-1, HAZ-2, and NSE-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated.*

SECTION 4 - LIST OF PREPARERS

Lead Agency- North Central Fire District

- Tim Henry – Fire Chief

Consultants –

QK

- Jaymie Brauer – Project Manager/Principal Planner
- Marisela Martinez – Senior Associate Planner
- Thomas Kobayashi – Senior Associate Planner
- Robert E. Parr, MS, RPA – Lead Archaeologist
- Matthew Daniel – Senior Air Quality Engineer
- Dave Dayton – Principal Environmental Scientist

Ruettgers and Schuler

- Ian Parks – Principal/Project Manager/Senior Engineer
- Shalisha Hodson – Assistant Engineer

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Mitigation Monitoring and Reporting Program

SECTION 6 - MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Monitoring Program					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
Aesthetics					
	No mitigation required.				
Agriculture and Forest Resources					
	No mitigation required.				
Air Quality					
	No mitigation required.				
Biological Resources					
#1	<p>BIO-1: a) A pre-construction clearance survey of the project site shall be conducted for special-status wildlife species and nesting migratory birds and raptors. The survey shall occur no less than 14-30 days prior to the start of construction activities. If construction is delayed beyond 30 days from the time of the survey, then another survey shall be conducted. The survey shall be conducted by a qualified biologist with adequate training and prior experience conducting surveys for special-status wildlife species. If no special-status species or migratory birds/raptors or their sign are observed, no further action is warranted. A report outlining the results of the clearance survey shall be provided to the Lead Agency as evidence of compliance.</p> <p>b) If dens/burrows/nests that could support any of these special-status species are discovered during the preconstruction survey, the avoidance buffers outlined below shall be established, and den or burrow monitoring shall be conducted in accordance with the California Department of Fish and Wildlife (CDFW) <i>Staff Report on Burrowing Owl Mitigation</i> (CDFG 2012) and U.S. Fish and Wildlife Service (USFWS) <i>Standardized Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or</i></p>	14-30 days prior to any ground-disturbing activities.	Lead Agency, Qualified Biologist		
<p>Steps to Compliance:</p> <ol style="list-style-type: none"> 1. A qualified biologist shall be responsible for a preconstruction survey. 2. The qualified biologist shall prepare a brief report to be submitted to the Lead Agency within 5 days of completion of the preconstruction survey. 3. Lead Agency shall verify compliance. 					

Mitigation Monitoring and Reporting Program

Mitigation Monitoring Program																												
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials																							
	<p><i>During Ground Disturbance</i> (U.S. Fish and Wildlife Service, 2011).</p> <p>Den(s) or burrow(s) shall be monitored using trail cameras or tracking mediums such as diatomaceous earth. If no species are detected for a minimum of four consecutive days/nights, the den or burrow may be burrow-scoped and plugged with a filled sandbag under the direct supervision of a qualified biologist. All tunnels must be examined for animal presence before plugging with a sandbag to ensure no burrowing owls, kit foxes, or other animals are hiding inside.</p> <p>No work shall occur within these buffers unless the biologist approves and monitors the activity. A copy of the preconstruction survey report shall be submitted to the Lead Agency as evidence of compliance.</p> <p>Burrowing Owl (active burrows)</p> <table border="1"> <thead> <tr> <th rowspan="2">Location</th> <th rowspan="2">Time of Year</th> <th colspan="3">Level of Disturbance</th> </tr> <tr> <th>Low</th> <th>Med</th> <th>High</th> </tr> </thead> <tbody> <tr> <td>Nesting Sites</td> <td>April 1-Aug 15</td> <td>200 m</td> <td>500 m</td> <td>500 m</td> </tr> <tr> <td>Nesting Sites</td> <td>Aug 16-Oct 15</td> <td>200 m</td> <td>200 m</td> <td>500 m</td> </tr> <tr> <td>Nesting Sites</td> <td>Oct 16-Mar 31</td> <td>50 m</td> <td>100 m</td> <td>500 m</td> </tr> </tbody> </table> <p>American badger/SJKF</p> <p>Potential or Atypical den – 50 feet Known den – 100 feet Natal Den –Contact CDFW for consultation</p>	Location	Time of Year	Level of Disturbance			Low	Med	High	Nesting Sites	April 1-Aug 15	200 m	500 m	500 m	Nesting Sites	Aug 16-Oct 15	200 m	200 m	500 m	Nesting Sites	Oct 16-Mar 31	50 m	100 m	500 m				
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Mitigation Monitoring and Reporting Program

Mitigation Monitoring Program					
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#2	BIO-2: If construction is planned during the nesting season for migratory birds and raptors (February 15 to August 31) and nesting birds are identified during the preconstruction survey, active Swainson’s hawk nest shall be avoided by 0.5 miles, other raptor nests shall be avoided by 500 feet and all other migratory bird nests shall be avoided by 250 feet. Avoidance buffers may be reduced if a qualified biological monitor determines that encroachment into the buffer area is not affecting nest building, the rearing of young, or otherwise affecting the breeding behaviors of the resident birds.	If construction activities occur during breeding season (February 15 to August 30).	Lead Agency, Project operators, contractors, qualified biologist		
		Steps to Compliance: <ol style="list-style-type: none"> 1. The measures listed are to be followed while the project is constructed during the breeding season (February 15 through August 30). 2. The qualified biologist shall conduct the protocol-level survey and submit the report to the Lead Agency and CDFW within 30 days of the commencement of construction-related activities. 			
#3	BIO-3: If an active Swainson’s hawk nest is discovered at any time within 0.5 miles of active construction, a qualified biologist shall complete an assessment of the potential for current construction activities to impact the nest. The assessment would consider the type of construction activities, the location of construction relative to the nest, the visibility of construction activities from the nest location, and other existing disturbances in the area that are not related to the construction activities of this project. Based on this assessment, the biologist will determine if construction activities can proceed and the level of nest monitoring required. Construction activities shall not occur within 500 feet of an active nest, but depending on conditions at the site, this distance may be reduced. Full-time monitoring to evaluate the effects of construction activities on nesting Swainson’s hawks may be required. The qualified biologist shall have the authority to stop work if it is determined that project construction is disturbing the nest. These buffers may need to increase depending on the sensitivity of the nesting Swainson’s hawk to disturbances and at the discretion of the qualified biologist.	During construction activities.	Project proponent, Lead Agency, qualified biologist		
		Steps to Compliance: <ol style="list-style-type: none"> 1. The measures listed are to be followed while the project is constructed during the breeding season (March 1 through August 30). 2. The qualified biologist shall conduct the protocol-level survey and submit the report to the Lead Agency and CDFW within 30 days of the commencement of construction-related activities. 			

Mitigation Monitoring and Reporting Program

Mitigation Monitoring Program					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
#4	BIO-4: Prior to the initiation of construction activities, all personnel shall attend a Worker Environmental Awareness Training program developed by a qualified biologist. The program shall include information on the life histories of special-status species with the potential to occur on the project, their legal status, the course of action shall these species be encountered on-site, and avoidance and minimization measures to protect these species.	Prior to initiation of construction activities.	Lead Agency, Project Proponent, Qualified Biologist		
		Steps to Compliance: 1. Prior to construction activities, all construction personnel shall attend a Worker Environmental Awareness Training program developed by a qualified biologist. 2. A copy of the training and a list of attendees of the training shall be submitted to the Lead Agency.			
#5	BIO-5: The following measures shall be implemented during all phases of the project to reduce the potential for impact from the project. <ol style="list-style-type: none"> a. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from the construction or project site. b. Construction-related vehicle traffic shall be restricted to established roads and predetermined ingress and egress corridors, staging, and parking areas. Vehicle speeds shall not exceed 20 miles per hour within the project site. A 10-mile-per-hour speed limit shall be implemented during night-time construction activities. c. To prevent inadvertent entrapment of kit fox or other animals during construction, the contractor shall cover all excavated, steep-walled holes or trenches more than two feet deep at the close of each workday with plywood or similar materials. If holes or trenches cannot be covered, one or more escape ramps constructed of earthen fill or wooden planks shall be installed in the trench. Before such holes or trenches are filled, the contractor shall thoroughly inspect them for entrapped animals. All construction-related pipes, culverts, or similar structures with a diameter of four inches or greater that are stored on the project site shall be 	During construction activities.	Lead Agency, Project operators, contractors, qualified biologist		
		Steps to Compliance: 1. Project proponent shall implement the listed best management practices during construction.			

Mitigation Monitoring and Reporting Program

Mitigation Monitoring Program					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
	<p>thoroughly inspected for wildlife before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If at any time an entrapped or injured kit fox is discovered, work in the immediate area shall be temporarily halted, and USFWS and CDFW shall be consulted for guidance.</p> <p>d. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of four inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS and CDFW have been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity until the fox has escaped.</p> <p>e. No pets, such as dogs or cats, shall be permitted on the project sites to prevent harassment, mortality of kit foxes, or destruction of dens.</p> <p>f. No fueling of construction equipment will occur within 100 feet of a drainage, water crossing, or wetlands. If a spill or pipe break occurs within 100 feet of any water feature, adherence to the CREH Spill Prevention, Control, and Countermeasure (SPCC) Plan will be followed.</p> <p>g. Use of anticoagulant rodenticides and herbicides in project sites shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe labels and other restrictions mandated by the EPA, California Department of Food and Agriculture, and other State and federal legislation, as well as additional project-related</p>				

Mitigation Monitoring and Reporting Program

Mitigation Monitoring Program					
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	<p>restrictions deemed necessary by the USFWS and CDFW. If rodent control must be conducted, zinc phosphide shall be used because of the proven lower risk to kit foxes.</p> <p>h. A representative shall be appointed by the project proponent, who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured, or entrapped kit fox. The representative shall be identified during the employee education program, and their name and telephone number shall be provided to the USFWS.</p> <p>i. The Sacramento Fish and Wildlife Office of USFWS and CDFW shall be notified in writing within three working days of the accidental death or injury to an SJKF during project-related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species at the addresses and telephone numbers below. The CDFW contact can be reached at (559) 243-4014 and R4CESA@wildlifeca.gov. The BLM will also be informed about those wells on the Split Estate property.</p> <p>j. All sightings of the SJKF shall be reported to the CNDDDB. A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the USFWS at the address below.</p> <p>k. Any project-related information required by the USFWS or questions concerning the above conditions or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at Endangered Species Division, 2800 Cottage Way, Suite W 2605, Sacramento, California 95825-1846, phone: (916) 414-6620 or (916) 414-6600.</p>				

Mitigation Monitoring and Reporting Program

Mitigation Monitoring Program					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
	1. A copy of the pre-construction survey report shall be submitted to the Lead Agency as evidence of compliance.				
Cultural Resources					
#6	CUL-1: If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock, as well as historic resources such as glass, metal, wood, brick, or structural remnants. If a qualified archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.	During ground-disturbing activities	Project operator, Project proponent, Lead Agency		
		Steps to Compliance: <ol style="list-style-type: none"> 1. If necessary, work shall cease and the project proponent shall retain a qualified archaeologist and/or paleontologist to assess finds and recommended procedures. 2. The qualified cultural resources specialist shall assess the significance of the find and determine next steps. 3. The Lead Agency shall verify compliance. 			
#7	CUL-2: 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	During construction and operational activities	Project Operator, Lead Agency		
		Steps to Compliance: <ol style="list-style-type: none"> 1. If necessary, work shall cease and the project proponent shall retain a qualified archaeologist to assess finds and recommended procedures. 2. The qualified specialist shall assess the significance of the find and determine next steps. 3. The Lead Agency shall verify compliance. 			

Mitigation Monitoring and Reporting Program

Mitigation Monitoring Program					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
	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.				
	Energy				
	No mitigation required.				
	Geology and Soils				
#8	<p>GEO-1: If the proposed development will disturb an area of one or more acres, prior to issuing of grading or building permits, the project developer shall obtain (1) an approved Stormwater Pollution Prevention Plan (SWPPP) and (2) the Notice of Intent (NOI) to comply with the General National Pollutant Discharge Elimination System (NPDES) from the Central Valley Regional Water Quality Control Board. The requirements of the SWPPP and NPDES shall be incorporated into design specifications and construction contracts. Recommended Best Management Practices for the construction phase may include the following:</p> <ul style="list-style-type: none"> • Stockpiling and disposing of demolition debris, concrete, and soil properly. • Protecting existing storm drain inlets and stabilizing disturbed areas. • Implementing erosion controls. • Properly managing construction materials. • Managing waste, aggressively controlling litter, and implementing sediment control. 	Prior to issuance of grading or building permits	Project Proponent, Lead Agency		
	<p>Steps to Compliance:</p> <ol style="list-style-type: none"> 1. The Project Proponent shall receive approval of an SWPPP that implements BMPs for Project construction. 2. The approved SWPPP shall be submitted to the Lead Agency to verify compliance. 				

Mitigation Monitoring and Reporting Program

Mitigation Monitoring Program					
Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
#9	<p>GEO-2: If any paleontological resources are encountered during ground-disturbance activities, all work within 25 feet of the find shall halt until a qualified paleontologist, as defined by the <i>Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources</i> (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or another appropriate facility regarding any discoveries of paleontological resources.</p> <p>If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations and fossil recovery may be required to mitigate adverse impacts from project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided to ensure no adverse effects, or such effects must be mitigated. Construction in that area shall not resume until the resource-appropriate measures are recommended or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.</p>	During ground disturbance activities	Project operator, Lead Agency		
<p>Steps to Compliance:</p> <ol style="list-style-type: none"> 1. In the event that paleontological resources are encountered during ground disturbance activities, all work within 25 feet shall halt. 2. If required, the project proponent shall contact the qualified paleontologist to assess the find. 3. The operator shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. 4. The Lead Agency shall verify compliance with the mitigation measure. 					
Greenhouse Gas Emissions					
No mitigation required.					

Mitigation Monitoring and Reporting Program

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
Hazardous Materials					
#10	<p>HAZ-1: Prior to initiating excavation or grading in areas where the land has been or is currently being farmed, soil samples shall be collected and tested for herbicides, pesticides, and fumigants to determine the presence and extent of any contamination. The sampling and testing shall be prepared in consultation with the County Agricultural Commission, conducted by an appropriate California-licensed professional, and sent to a California Certified Laboratory. A report documenting the areas proposed for sampling and the process used for sampling and testing shall be submitted to the Lead Agency for review and approval at least 60 days prior to construction.</p> <p>Results of the laboratory testing and recommended resolutions for handling and excavating materials found to exceed regulatory requirements shall be submitted to the Lead Agency 30 days prior to construction. If soil or groundwater contamination is confirmed as a result of soil sampling, the project contractors or subcontractors shall immediately stop work and notify the designated environmental field representative. All work in the contaminated area shall cease, the work area shall be cordoned off, and the environmental field representative shall implement appropriate health and safety procedures. Work outside the contaminated area may continue as determined by the environmental field representative.</p> <p>Excavated materials containing elevated levels of pesticides or herbicides would require special handling and disposal according to procedures established by the regulatory agencies. Effective dust control suppression procedures shall be used in construction areas to reduce airborne emissions of these contaminants and reduce the risk of exposure to workers and the public. The project's contractors shall contact the appropriate regulatory agencies for the State of California (e.g., DTSC or RWQCB) and the County to plan options for handling, treating, and/or disposing of materials.</p>	Prior to excavation or grading.	Lead Agency, Project Proponent		
<p>Steps to Compliance:</p> <ol style="list-style-type: none"> 1. The Project Proponent shall retain an appropriate California-licensed professional to conduct soil sampling and testing in consultation with the County Agricultural Commission. 2. The Lead Agency shall review the results of the laboratory testing and verify compliance with the recommended resolutions as part of the mitigation measure. 					

Mitigation Monitoring and Reporting Program

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
#11	<p>HAZ-2: If soil or groundwater contamination is suspected or encountered during grading or excavation activities (e.g., unusual soil discoloration or strong odor), the applicant’s contractors or subcontractors shall immediately stop work and notify the designated environmental field representative. All work in the area of suspected contamination shall cease, the work area shall be cordoned off, and the environmental field representative shall implement appropriate health and safety procedures. Work outside the suspected area may continue as determined by the environmental field representative. Preliminary samples of the soil, groundwater, or suspected material shall be taken by OSHA-trained individuals and sent to a California Certified Laboratory for characterization. If the sample testing determines that contamination is not present, work shall continue at the previously suspected site. If contamination is found above regulatory limits, however, the appropriate regulatory agency (e.g., RWQCB or Certified Unified Program Agency (CUPA)) responsible for responding to and providing environmental oversight of the region shall be notified in accordance with State or local regulations. In addition, the applicant or applicant’s contractors shall contact the appropriate regulatory agencies for the State of California (e.g., DTSC or RWQCB) and the County to plan options for handling, treating, and/or disposing of materials. Documentation of the suspected contamination shall be made in the form of a report identifying the location and potential contamination, as well as the process used for sampling.</p> <p>Results of laboratory testing and recommended resolutions for handling and excavating materials found to exceed regulatory requirements shall be submitted to the Lead Agency for review and approval.</p>	During grading or excavation activities.	Lead Agency, Project Proponent		
<p>Steps to Compliance:</p> <ol style="list-style-type: none"> 1. In the event that soil or groundwater contamination are suspected or encountered during ground disturbance activities, all work in the suspected contamination area shall halt. 2. If required, the project proponent shall contact the environmental field representative. 3. The operator shall retain an OSHA-trained individuals to collect and send samples of the contamination to a California Certified Laboratory. 4. If required, the appropriate regulatory agency shall be notified of the results of the testing in accordance with state or local regulations 5. A report of the findings and recommended resolutions shall be submitted to the Lead Agency. 6. The Lead Agency shall verify compliance with the mitigation measure. 					
Hydrology and Water Quality					
No mitigation required.					

Mitigation Monitoring and Reporting Program

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
Land Use and Planning					
	No mitigation required.				
Mineral Resources					
	No mitigation required.				
Noise					
#12	<p>NSE-1: During construction, the contractor shall implement the following measures during construction:</p> <ul style="list-style-type: none"> a. All stationary construction equipment on the project site shall be located so that noise-emitting objects or equipment face away from any potential sensitive receptors. b. The construction contractor shall ensure that all construction equipment is equipped with manufacturer-approved mufflers and baffles. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. c. Construction activities shall take place during daylight hours, when feasible. 	During project construction.	Lead Agency, Project Proponent		
		<p>Steps to Compliance:</p> <ol style="list-style-type: none"> 1. The Project Proponent shall comply with the noise mitigation measures described. 			
Population and Housing					
	No mitigation required.				
Public Services					
	No mitigation required.				
Recreation					
	No mitigation required.				
Traffic and Transportation					
	No mitigation required.				

Mitigation Monitoring and Reporting Program

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
	Tribal Cultural Resources				
	Implement Mitigation Measures CUL-1 and CUL-2.				
	Utilities and Service Systems				
	No mitigation required.				
	Wildfire				
	No mitigation required.				

APPENDIX A
FOCUSED AIR QUALITY ANALYSIS
HEALTH RISK ASSESSMENT

**APPENDIX B
CULTURAL RESOURCES
TECHNICAL MEMO**

APPENDIX C
TRIP GENERATION AND VEHICLES
MILES TRAVELLED REPORT