

EXECUTIVE SUMMARY

2.1 - Purpose

This Draft Master Environmental Impact Report (Draft Master EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the proposed City of Fresno General Plan and Development Code Update (State Clearinghouse No. 2012111015). This Draft Master EIR has been prepared in conformance with CEQA (California Public Resources Code, Section 21000, et seq.); the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.); and procedures for implementing CEQA as adopted by the City of Fresno.

The purpose of this Draft MEIR is to inform public agency decision-makers, representatives of affected and responsible agencies, the public, and other interested parties of the potential environmental effects that may result from implementation of the City of Fresno General Plan and Development Code Update. In addition to identifying potential environmental effects, this Draft Master EIR also identifies methods by which these impacts can be mitigated, reduced, minimized, or avoided.

This Master EIR assesses the level of development within the City of Fresno Planning Area based on reasonable assumptions for development activity anticipated to occur through buildout of the Planning Area. To determine reasonable assumptions for the amount of new residential uses, employment uses, and population growth, the City assumed various factors such as physical capacity of the General Plan Land Use Diagram, the specific policy direction in the plan, and socioeconomic trends. The results of this analysis include forecasts of the number of new residences, amount of new employment, and increase in population anticipated to occur under buildout of the Planning Area. This Master EIR addresses environmental effects based on the potential development within the Planning Area through buildout of the General Plan Update land uses.

2.2 - Project Summary

2.2.1 - Project Location

The City of Fresno is located in Fresno County, which is in central San Joaquin Valley. The City is located approximately 200 miles north of the Los Angeles and 170 miles south of Sacramento. The City is located on State Route (SR) 99 corridor that links it to other Central Valley cities. To the north of Fresno is Madera County. The City of Clovis is located northwest and adjacent to the City. East, south, and west of the City is unincorporated land.

The Planning Area is the geographic area for which the General Plan establishes policies about future growth. The boundary of the Planning Area was determined in response to State law (California Government Code Section 65300) requiring each city to include in its General Plan all territory within the boundaries of the incorporated area as well as “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning”. The Planning Area established by the City of Fresno includes all areas within the City’s current City limits, including the Fresno-Clovis Regional

Wastewater Reclamation Facility (RWRf), the areas within the current Sphere of Influence (SOI), and an area north of the City's most northeasterly portion of the City.

The SOI is a boundary that encompasses lands that are expected to ultimately be annexed into the City, although until annexed, the lands fall under the jurisdiction of the County of Fresno. Within the Planning Area, the current SOI covers approximately 100,249 acres or approximately 157 square miles, but does not include the 3,292-acre RWRf and an additional 2,486 acres for the North Area. The Planning Area encompasses approximately 106,027 acres, or approximately 166 square miles of both incorporated (approximately 72,244 acres) and unincorporated (approximately 33,783 acres) land bearing relation to the City's future growth. The Planning Area is generally located within the San Joaquin River to the north, American Avenue to the south, Garfield Avenue to the west, and McCall Avenue to the east, with the RWRf generally located with Jensen Avenue to the north, American Avenue to the south, South Chateau Fresno Avenue, and Cornelia Avenue to the east. The Planning Area includes various unincorporated islands surrounded by the City's limits.

2.2.2 - Project Description

The proposed project is comprised of two components: the General Plan Update and the Development Code Update. The updates will accommodate projected growth and development through the buildout of the General Plan and Development Code which will be approximately the year 2056. The anticipated population at buildout is approximately 970,000 people in the Planning Area.

The General Plan Update includes a comprehensive update of the existing General Plan and includes the following elements: (1) Economic Development and Fiscal Sustainability, (2) Urban Form, Land Use and Design, (3) Mobility and Transportation, (4) Parks, Open Space and Schools, (5) Public Utilities and Services, (6) Resource Conservation and Resilience, (7) Historic and Cultural Resources, (8) Noise and Safety, (9) Healthy Communities, and (10) Implementation. The General Plan Update also includes a consistency update for the Housing Element. As a component of the General Plan Update, the City includes amendments to various existing plans including: Bullard Community Plan (this will be renamed to the Pinedale Neighborhood Plan), Sierra Sky Park Land Use Policy Plan, Fresno-Chandler Downtown Airport Master and Environs Specific Plan (formatting revisions for consistency with the ALUC's Plan), Tower District Specific Plan, Butler-Willow Specific Plan, North Avenue Industrial Plan, Sun Garden Acres Specific Plan, Hoover Community Plan (this will be renamed the El Dorado Park Neighborhood Plan). Another component of the General Plan Update includes the repeal of existing plans including: the West Area Community Plan, Roosevelt Community Plan, Fulton/Lowell Specific Plan, Woodward Park Community Plan, Central Area Community Plan, McLane Community Plan, Fresno-High Roeding Plan, Yosemite School Area Specific Plan, Dakota-First Street Specific Plan, Edison Community Plan, Civic Center Master Plan, and the Highway City Specific Plan. The Update to the General Plan also includes a Greenhouse Gas Reduction Plan.

As a component of the Development Code Update, the City includes the repeal of Chapter 12 of the City of Fresno Municipal Code, amendments and repeal of portions of the City of Fresno Municipal Code including Chapter 12, and the inclusion of Chapter 15 of the City of Fresno Municipal Code including the Zone District Consistency Table.

The projected population estimate under buildout conditions within the Planning Area is 970,000 persons.

The potential new development associated with the proposed General Plan Update includes approximately 145,000 residential units, 63.3 million square feet (msf) of commercial/office/public facility uses, 20.8 msf of mixed use, and 40.5 msf of industrial uses. With the increase in development, the amount of existing vacant land and open space will be reduced within the Planning Area and the existing agricultural uses will be eventually removed. This potential development is projected to be built out by the year 2056.

2.2.3 - Project Objectives

The objectives of the proposed General Plan and Development Code Update are as follows:

1. Increase opportunity, economic development, business and job creation.
2. Support a successful and competitive Downtown.
3. Emphasize conservation, successful adaptation to climate and changing resource conditions, and performance effectiveness in the use of energy, water, land, buildings, natural resources, and fiscal resources required for the long-term sustainability of Fresno.
4. Emphasize achieving healthy air quality and reduced greenhouse gas emissions.
5. Support agriculture as an integral industry and sustainable food production system.
6. Protect, preserve, and enhance natural, historic, and cultural resources.
7. Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the City.
8. Develop “complete neighborhoods” and districts with a compact and diverse mix of residential densities, building types, and affordability, which are designed to be healthy, attractive, and centered by schools, parks, public and commercial services to provide a sense of place and that meet daily needs within walking distance.
9. Promote a city of healthy communities and improve quality of life in existing neighborhoods.
10. Emphasize increased land use intensity and mixed-use development at densities supportive of greater use of transit in Fresno.
11. Emphasize and plan for all modes of travel on local and major streets in Fresno.
12. Resolve existing public infrastructure and service deficiencies, make full use of existing infrastructure, and invest in improvements to increase competitiveness and promote economic growth.
13. Emphasize the City as a role model for growth management planning, regional cooperation, collaborative planning, efficient processing and permit streamlining, public-private

partnerships and shared financing, sustainable urban development policies, environmental quality, and a strong economy, and work with other jurisdictions and institutions to further these values throughout the region.

14. Provide a network of safe, well-maintained parks, open spaces, athletic facilities, and walking and biking trails connecting the city's districts and neighborhoods to attract and retain a broad range of individuals, benefit the health of residents, and provide the level of public amenities required to encourage and support development of higher density urban living and transit use.
15. Improve Fresno's visual image, enhance its form, and function through urban design strategies and effective maintenance.
16. Protect and improve public health and safety.
17. Recognize, respect, and plan for Fresno's cultural, social, and ethnic diversity, and foster an informed and engaged citizenry.
18. Retain the existing sphere-of-influence.
19. Provide project development direction for future annexations within the existing sphere-of-influence.
20. Encourage development within urban infill areas.

2.2.4 - Significant Unavoidable Adverse Impacts

The proposed General Plan and Development Code Update would result in the following significant unavoidable impacts:

- Aesthetics – visual character and illumination of the dark sky.
- Agricultural Resources – loss of farmland and removal of Williamson Act Contract land.
- Air Quality – criteria pollutant emissions and toxic air contaminants pollutant concentrations.
- Cultural Resources – potential removal of historic resources.
- Greenhouse Gases – increase in greenhouse gas emissions beyond the year 2020.
- Noise – exceed noise standards and substantial permanent increases in noise levels.
- Transportation and Traffic – potentially exceed thresholds of levels of service on roadways under the jurisdictions of the County of Fresno, City of Clovis, and Caltrans.
- Utility and Service Systems – construction of water, wastewater, and drainage facilities that could cause substantial impacts associated with loss of agriculture and increases in air emissions.

2.2.5 - Lead Agency, Responsible and Trustee Agencies

The project applicant and lead agency for the General Plan and Development Code Update is the City of Fresno. The City is the public agency that has the principal responsibility for carrying out or disapproving the project.

The responsible agencies are state and local public agencies other than the lead agency that have authority to carry out or approve a project or that are required to approve a portion of a project for which the lead agency is preparing or has prepared an EIR or Negative Declaration. There are no agencies other than the City of Fresno that have approval or permitting authority for the adoption of the General Plan and Development Code Update. Implementation of the project would involve many responsible agencies depending upon the specifics of the subsequent projects. Following are some of the agencies that could be required to act as responsible agencies for subsequent projects:

- Caltrans including the Division of Aeronautics
- California Air Resources Board
- California Department of Fish and Wildlife
- California Department of Forestry and Fire Protection
- California Department of Housing and Community Development
- California Department of Parks and Recreation
- California Department of Toxic Substances Control
- California Public Utilities Commission
- California State Office of Historic Preservation
- California State Lands Commission
- California State University, Fresno
- California State Water Resources Control Board
- Central Valley Regional Water Quality Control Board
- County of Fresno
- County of Fresno Local Agency Formation Commission
- Fire Districts (Various)
- Fresno Airport Land Use Commission
- Fresno Council of Governments
- Fresno Metropolitan Flood Control District
- Fresno Irrigation District
- San Joaquin River Conservancy
- San Joaquin Valley Air Pollution Control District
- School Districts (Various)
- Sewer Districts (Various)
- Water Districts (Various)

2.3 - Summary of Project Alternatives

Below is a summary of the alternatives to the General Plan and Development Code Update that have been considered but rejected as well as those alternatives that have been considered and evaluated in Section 5, Alternatives to the Proposed Project.

2.3.1 Alternatives Considered but Rejected

There were five alternatives that were considered but rejected. These alternatives were developed for the General Plan Citizens Committee in March 2012. One of the alternatives, The Boulevard Plan, included slightly higher gross residential density and slightly more residential units compared to the proposed project. This alternative would not avoid any of the significant and unavoidable environmental effects of the project, but could meet all of the project objectives. Since this alternative could not reduce the significant and unavoidable impacts of the project, this alternative was rejected. The four remaining alternatives were found to have similar project components as the Growth Area Expansion Alternative that is one of the alternatives considered and evaluated. Each of these alternatives included a lower gross residential density per acre and more residential units compared to the proposed project. Three of the alternatives also included expansion of the sphere-of-influence to accommodate the lower density and increase in residential units. Since these four alternatives have similar components as the Growth Area Expansion Alternative, these alternatives have been rejected.

2.3.2 Alternatives Considered and Evaluated

Following are the four alternatives that were considered and evaluated.

No Project/No Development Alternative

Under the No Project/No Development Alternative (No Project Alternative), the Planning Area would remain unchanged and no new development would occur onsite. The Planning Area would continue to have 545,000 people and include 186,840 dwelling units. No additional land uses would be developed. The existing agricultural uses within the Planning Area would continue their operations.

No Project/Development in Accordance with the Existing General Plan

The No Project/Development in Accordance with the Existing General Plan would result in development occurring within the 106,027-acre Planning Area. This alternative would include a population of 790,000 people and a total of approximately 260,000 housing units. Substantially less non-residential development would be developed under this alternative compared to the proposed project. This alternative contemplated buildout of the Planning Area by the year 2025 and due to the economic recession during the past decade, the current estimate of buildout of this alternative is the year 2035. The projected residential density of new residential units after the year 2010 is 6.09 under this alternative.

Growth Area Expansion

The Growth Area Expansion Alternative incorporates components that were identified in the Growth Area Plan, The Expanded SOI Plan, and The Hybrid Plan that were developed for the General Plan Citizens Committee in March 2012 and are discussed in Section 7.2, above. The Growth Area Expansion Alternative includes an average residential density of 5.3 units per gross acre for new residential development and an approximately four percent increase in new residential development compared to the proposed project. The total new residential development beyond the existing units in the year 2010 is approximately 151,000 dwelling units compared to the proposed project's

145,164 new residential units. With a decrease in density within the Planning Area, new residential communities would be required to be constructed outside of the Planning Area. These new communities would occur contiguous to the Planning Area boundary and within the current jurisdiction of the County of Fresno. Based on no new residential designations within the Planning Area compared to the proposed project, a four percent increase in new residential units compared to the proposed project, and a 5.3 units per gross acre for the approximately 151,000 new dwelling units, a total of approximately 15,000 acres would be required outside of the Planning Area. This new area would also accommodate uses that would support the residential communities. The total population that would be accommodated under this alternative would be approximately 988,000 people which would be approximately 18,000 more people and less than a two percent increase compared to the proposed project.

Growth Area Reduction

The Growth Area Reduction Alternative would remove future development within the area known as the Southeast Development Area (SEDA), but would include this area as part of the Planning Area. Therefore, the Planning Area would remain 106,027 acres. With the removal of future development within SEDA, the existing rural uses including agricultural uses would remain. This alternative would accommodate approximately 850,000 people which would be approximately 120,000 less people compared to the proposed project. A total of approximately 286,000 residential units would be included under this alternative. This includes approximately 99,000 new residential units within the Planning Area at an average density of approximately 8.4 units per gross acre. This density would be less than the average density of 9.12 units per gross acre under the proposed project; however, since the residential densities in SEDA were higher than the average residential density for the proposed project, the average density of residential units would be less under this alternative. Outside of SEDA, the densities throughout the Planning Area under this alternative would be the same densities as proposed under the proposed project.

2.4 - Areas of Controversy

Pursuant to CEQA Guidelines Section 15123(b), a summary section includes a discussion of areas of controversy known to the lead agency, including issues raised by agencies and the public. Following are the known areas of controversy.

- Aesthetics – alterations of the visual character and increase in lighting
- Agriculture – removal of farmland
- Air Quality – increases in air emissions and increases in concentrations of toxic air contaminants
- Biological Resources – impacts on habitat and species
- Cultural Resources – effects on historic buildings
- Greenhouse Gases – increases in greenhouse gas emissions
- Noise – increases in noise levels

- Traffic – increases in traffic within and outside of the Planning Area
- Utilities and Service Systems – availability of water supplies
- Growth – Expansion of the sphere-of-influence

2.5 - Public Review of the Draft EIR

Upon completion of this Draft Master EIR, the City of Fresno prepared and filed a Notice of Completion (NOC) with the California Office of Planning and Research/State Clearinghouse to begin the public review period (Public Resources Code, Section 21161). Concurrent with the NOC, the City of Fresno distributed a Notice of Availability (NOA) in accordance with Section 15087 of the CEQA Guidelines. The NOA was mailed to the organizations and individuals who previously requested such a notice to comply with Public Resources Code Section 21092(b)(3). This Draft Master EIR was distributed to the California Office of Planning and Research/State Clearinghouse and the Fresno Council of Governments in accordance with Section 15206 of the CEQA Guidelines. This Draft Master EIR was also published in the Fresno bee newspaper to comply with Section 15087(a) of the State CEQA Guidelines and was distributed to affected agencies, surrounding cities and municipalities, and all interested parties. During the public review period, this Draft Master EIR, including the appendices, is available for review at the following locations:

City of Fresno
Development and Resources Management Department
2600 Fresno Street, Room 3043, at the Front Counter
Fresno, CA 93721
Monday through Friday: 8:00 a.m. to 5:00 p.m.
Saturday and Sunday: Closed

City of Fresno Central Library
2420 Mariposa Street
Fresno, CA 93721
Monday through Thursday: 10:00 a.m. to 7:00 p.m.
Friday and Saturday: 10:00 a.m. to 5:00 p.m.
Sunday: 12:00 p.m. to 5:00 p.m.

In addition, the Draft Master EIR, including the appendices, is available for review at the following City of Fresno website.

<http://www.fresno.gov/Government/DepartmentDirectory/DARM/AdvancedPlanning/Downloads.htm>

In addition, the documents identified in Section 1.8, Incorporated by Reference, are available for review at the City of Fresno Development and Resources Management Department at the addressed shown above.

Agencies, organizations, individuals, and all other interested parties not previously contacted, or who did not respond to the NOP/IS or attended the scoping meeting, currently have the opportunity to

comment on this Draft Master EIR during the 45-day public review period. Written comments on this Draft Master EIR should be addressed to:

Eric VonBerg, Planner III
City of Fresno
DARM, Long Range Planning
2600 Fresno Street
Fresno, CA 93721

Comments may also be sent by email to Eric VonBerg at:

Email: Eric.VonBerg@fresno.gov

Upon completion of the public review period, written responses to all substantive environmental issues raised will be prepared and made available for review at least 10 days prior to the public hearing on the project before the City of Fresno City Council, at which the certification of the Final Master EIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision-makers for the project.

2.6 - Executive Summary Matrix

Table 2-1 below summarizes the impacts, mitigation measures, and resulting level of significance after mitigation for the relevant environmental issue areas evaluated for the proposed City of Fresno General Plan and Development Code Update. Table 2-1 is intended to provide an overview; narrative discussions for the issue areas are included in the corresponding sections of this Draft Master EIR. Table 2-1 is included in the Draft Master EIR pursuant to CEQA Guidelines Section 15123(b)(1).

Table 2-1: Executive Summary Matrix

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 5.1 – Aesthetics			
Impact AES-1. The project would not have a substantial adverse effect on a scenic vista.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Impact AES-2. The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway.	Project-Specific No impact. Cumulative No impact.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific No impact. Cumulative No impact.
Impact AES-3. The project would substantially degrade the existing visual character or quality of the site and its surroundings.	Project-Specific Significant. Cumulative Significant.	Project-Specific No feasible mitigation measures are available. Cumulative No feasible mitigation measures are available.	Project-Specific Significant and unavoidable. Cumulative Significant and unavoidable.
Impact AES-4. The project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	Project-Specific Significant. Cumulative Significant.	Project-Specific MM AES-1 Lighting systems for street and parking areas shall include shields to direct light to the roadway surfaces and parking areas. Vertical shields on the light fixtures shall also be used to direct light away from adjacent light sensitive land uses such as residences. MM AES-2 Lighting systems for public facilities such as active play areas shall provide adequate illumination for the activity; however, low intensity light fixtures and shields shall be used to minimize spillover light onto adjacent properties. MM AES-3 Lighting systems for non-residential uses, not including public facilities, shall provide shields on the light fixtures and orient the lighting system away from adjacent properties.	Project-Specific Lighting on properties adjacent to lighting systems: Less than significant. Glare impacts: Less than significant. Illumination of night sky: Significant and unavoidable. Cumulative Lighting on properties adjacent to lighting systems: Less than significant. Glare impacts: Less than significant. Illumination of night sky: Significant and unavoidable.

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Low intensity light fixtures shall also be used if excessive spillover light onto adjacent properties will occur.</p> <p>MM AES-4 Lighting systems for freestanding signs shall not exceed 100 foot Lamberts (FT-L) when adjacent to streets which have an average light intensity of less than 2.0 horizontal footcandles and shall not exceed 500 FT-L when adjacent to streets which have an average light intensity of 2.0 horizontal footcandles or greater.</p> <p>MM AES-5 Materials used on building facades shall be non-reflective.</p> <p>Cumulative Implementation of Mitigation Measures AES-1 through AES-5 is required.</p>	
Section 5.2 – Agricultural Resources			
<p>Impact AG-1. The project would 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.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific No feasible mitigation measures are available.</p> <p>Cumulative No feasible mitigation measures are available.</p>	<p>Project-Specific Significant and unavoidable.</p> <p>Cumulative Significant and unavoidable.</p>
<p>Impact AG-2. The project would conflict with existing zoning for agricultural use, or a Williamson Act contract.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific No feasible mitigation measures are available.</p> <p>Cumulative No feasible mitigation measures are available.</p>	<p>Project-Specific Significant and unavoidable.</p> <p>Cumulative Significant and unavoidable.</p>
<p>Impact AG-3. The project would not 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.</p>	<p>Project-Specific No impact.</p> <p>Cumulative No impact.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific No impact.</p> <p>Cumulative No impact.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 5.3 – Air Quality			
Impact AIR-1. The project would not conflict with or obstruct implementation of the applicable air quality plan.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Impact AIR-2. The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Impact AIR-3. The project would result in a 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).	Project-Specific Significant. Cumulative Significant.	Project-Specific No feasible mitigation measures are available. Cumulative No feasible mitigation measures are available.	Project-Specific Significant and unavoidable. Cumulative Significant and unavoidable.
Impact AIR-4. The project could expose sensitive receptors to substantial pollutant concentrations.	Project-Specific Significant. Cumulative Significant.	Project-Specific MM AIR-1 Projects that include five or more heavy-duty truck deliveries per day with sensitive receptors located within 300 feet of the truck loading area shall provide a screening analysis to determine if the project has the potential to exceed criteria pollutant concentration based standards and thresholds for NO2 and PM2.5. If projects exceed screening criteria, refined dispersion modeling and health risk assessment shall be accomplished and if needed, mitigation measures to reduce impacts shall be included in the project to reduce the impacts to the extent feasible. Mitigation measures include but are not limited to: <ul style="list-style-type: none"> • Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other 	Project-Specific Significant and unavoidable. Cumulative Significant and unavoidable.

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

Executive Summary

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>owner controls the vehicle fleet, provide facilities to support alternative fueled trucks powered by fuels such as natural gas or bio-diesel.</p> <ul style="list-style-type: none"> Utilize electric powered material handling equipment where feasible for the weight and volume of material to be moved. <p>Cumulative MM AIR-3 Require developers proposing projects on ARB’s list of projects in its Air Quality and Land Use Handbook (Handbook) warranting special consideration to prepare a cumulative health risk assessment when sensitive receptors are located within the distance screening criteria of the facility as listed in the ARB Handbook.</p> <p>MM AIR-4 Require developers of projects containing sensitive receptors to provide a cumulative health risk assessment at project locations exceeding ARB Land Use Handbook distance screening criteria or newer criteria that may be developed by the SJVAPCD.</p> <p>Implementation of Mitigation Measure AIR-1 and AIR-2 is also required.</p>	
<p>Impact AIR-5. The project could create objectionable odors affecting a substantial number of people.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific MM AIR-5 Require developers of projects with the potential to generate significant odor impacts as determined through review of SJVAPCD odor complaint history for similar facilities and consultation with the SJVAPCD to prepare an odor impact assessment and to implement odor control measures recommended by the SJVAPCD or the City to the extent needed to reduce the impact to less than significant.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Cumulative Implementation of Mitigation Measure AIR-5 is required.</p>	
<p>Section 5.4 – Biological Resources</p>			
<p>Impact BIO-1. The project could have a substantial adverse effect, either directly or through habitat modifications, on a 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.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific MM BIO-1 Construction of a proposed project should avoid, where possible, vegetation communities that provide suitable habitat for a special-status species known to occur within the Planning Area. If construction within potentially suitable habitat must occur, the presence/absence of any special-status plant or wildlife species must be determined prior to construction, to determine if the habitat supports any special-status species. If a special-status species are determined to occupy any portion of a project site, avoidance and minimization measures shall be incorporated into the construction phase of a project to avoid direct or incidental take of a listed species to the greatest extent feasible.</p> <p>MM BIO-2 Direct or incidental take of any state or federally listed species should be avoided to the greatest extent feasible. If construction of a proposed project will result in the direct or incidental take of a listed species, consultation with the resources agencies and/or additional permitting may be required. Agency consultation through the CDFW 2081 and USFWS Section 7 or Section 10 permitting processes must take place prior to any action that may result in the direct or incidental take of a listed species. Specific mitigation measures for direct or incidental impacts to a listed species will be determined on a case-by-case basis through agency consultation.</p> <p>MM BIO-3 Development within the Planning Area should avoid, where possible,</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>special-status natural communities and vegetation communities that provide suitable habitat for special-status species. If a proposed project will result in the loss of a special-status natural community or suitable habitat for special-status species, compensatory habitat-based mitigation is required under CEQA and CESA. Mitigation will consist of preserving on-site habitat, restoring similar habitat or purchasing off-site credits from an approved mitigation bank. Compensatory mitigation will be determined through consultation with the City and/or resource agencies. An appropriate mitigation strategy and ratio will be agreed upon by the developer and lead agency to reduce project impacts to special-status natural communities to a less than significant level. Agreed-upon mitigation ratios will depend on the quality of the habitat and presence/absence of a special-status species. The specific mitigation for project level impacts will be determined on a case-by-case basis.</p> <p>MM BIO-4 Proposed projects within the Planning Area should avoid, if possible, construction within the general nesting season of February through August for avian species protected under Fish and Game Code 3500 and the Migratory Bird Treaty Act (MBTA), if it is determined that suitable nesting habitat occurs on a project site. If construction cannot avoid the nesting season, a pre-construction clearance survey must be conducted to determine if any nesting birds or nesting activity is observed on or within 500-feet of a project site. If an active nest is observed during the survey, a biological monitor must be on site to ensure that no proposed project activities would impact the active nest. A suitable buffer will be established around the active nest until the nestlings have fledged and the</p>	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>nest is no longer active. Project activities may continue in the vicinity of the nest only at the discretion of the biological monitor.</p> <p>Cumulative Implementation of Mitigation Measures BIO-1 through BIO-4 is required.</p>	
<p>Impact BIO-2. The project may have a substantial adverse effect on any riparian habitat or other special-status natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific MM BIO-5 If a proposed project will result in the removal or impact to any riparian habitat and/or a special-status natural community with potential to occur in the Planning Area, compensatory habitat-based mitigation shall be required to reduce project impacts. Compensatory mitigation must involve the preservation or restoration or the purchase of off-site mitigation credits for impacts to riparian habitat and/or a special-status natural community. Mitigation must be conducted in-kind or within an approved mitigation bank in the region. The specific mitigation ratio for habitat-based mitigation will be determined through consultation with the appropriate agency (i.e., CDFW or USFWS) on a case-by-case basis.</p> <p>MM BIO-6 Project impacts that occur to riparian habitat may also result in significant impacts to streambeds or waterways protected under Section 1600 of Fish and Wildlife Code and Section 404 of the CWA. CDFW and/or USACE consultation, determination of mitigation strategy, and regulatory permitting to reduce impacts, as required for projects that remove riparian habitat and/or alter a streambed or waterway, shall be implemented.</p> <p>MM BIO-7 Project-related impacts to riparian habitat or a special-status natural community may result in direct or incidental</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Executive Summary

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>impacts to special-status species associated with riparian or wetland habitats. Project impacts to special-status species associated with riparian habitat shall be mitigated through agency consultation, development of a mitigation strategy, and/or issuing incidental take permits for the specific special-status species, as determined by the CDFW and/or USFWS.</p> <p>Cumulative Implementation of Mitigation Measures BIO-5 through BIO-7 is required.</p>	
<p>Impact BIO-3. The project could have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific MM BIO-8 If a proposed project will result in the significant alteration or fill of a federally protected wetland, a formal wetland delineation conducted according to USACE accepted methodology is required for each project to determine the extent of wetlands on a project site. The delineation shall be used to determine if federal permitting and mitigation strategy are required to reduce project impacts. Acquisition of permits from USACE for the fill of wetlands and USACE approval of a wetland mitigation plan would ensure a “no net loss” of wetland habitat within the Planning Area. Appropriate wetland mitigation/creation shall be implemented in a ratio according to the size of the impacted wetland.</p> <p>MM BIO-9 In addition to regulatory agency permitting, Best Management Practices identified from a list provided by the USACE shall be incorporated into the design and construction phase of the project to ensure that no pollutants or siltation drain into a federally protected wetland. Project design features such as fencing, appropriate drainage and incorporating detention basins shall assist in ensuring project-related</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		impacts to wetland habitat are minimized to the greatest extent feasible. Cumulative Implementation of Mitigation Measures BIO-8 and BIO-9 is required.	
Impact BIO-4. The project would not 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 wildlife nursery sites.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Impact BIO-5. The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Impact BIO-6. The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	Project-Specific No impact. Cumulative No impact.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific No impact. Cumulative No impact.
Section 5.5 – Cultural Resources			
Impact CUL-1. The project could cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines.	Project-Specific Significant. Cumulative Significant.	Project-Specific MM CUL-1 If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City’s Historic	Project-Specific Significant and unavoidable. Cumulative Significant and unavoidable.

Executive Summary

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Preservation Ordinance.</p> <p>If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.</p> <p>No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any historical artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p> <p>Cumulative Implementation of Mitigation Measure CUL-1 is required.</p>	
<p>Impact CUL-2. The project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific MM CUL-2 Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for prehistoric archaeological resources shall be conducted. The following procedures shall be followed.</p> <p>If prehistoric resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that buried prehistoric archaeological resources are discovered during excavation and/or construction activities, construction shall stop in</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. If the resources are determined to be unique prehistoric archaeological resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any prehistoric archaeological artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p> <p>If prehistoric resources are found during the field survey or literature review, the resources shall be inventoried using appropriate State record forms and submit the forms to the Southern San Joaquin Valley Information Center. The resources shall be evaluated for significance. If the resources are found to be significant, measures shall be identified by the qualified archaeologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations</p>	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>of the finds. In addition, appropriate mitigation for excavation and construction activities in the vicinity of the resources found during the field survey or literature review shall include an archaeological monitor. The monitoring period shall be determined by the qualified archaeologist. If additional prehistoric archaeological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed.</p> <p>Cumulative Implementation of Mitigation Measure CUL-2 is required.</p>	
<p>Impact CUL-3. The project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific MM CUL-3 Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for unique paleontological/geological resources shall be conducted. The following procedures shall be followed:</p> <p>If unique paleontological/geological resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that unique paleontological/geological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified paleontologist shall be consulted to determine whether the resource requires further study. The qualified paleontologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to, excavation of the finds and evaluation of the finds. If the resources are</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>determined to be significant, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any paleontological/geological resources recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p> <p>If unique paleontological/geological resources are found during the field survey or literature review, the resources shall be inventoried and evaluated for significance. If the resources are found to be significant, mitigation measures shall be identified by the qualified paleontologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. In addition, appropriate mitigation for excavation and construction activities in the vicinity of the resources found during the field survey or literature review shall include a paleontological monitor. The monitoring period shall be determined by the qualified paleontologist. If additional paleontological/geological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed.</p>	

Executive Summary

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Cumulative Implementation of Mitigation Measure CUL-3 is required.</p>	
<p>Impact CUL-4. The project could disturb human remains, including those interred outside of formal cemeteries.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific MM CUL-4 In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most 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.</p> <p>Cumulative Implementation of Mitigation Measure CUL-4 is required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 5.6 – Geology and Soils			
<p>Impact GEO-1. The project would not expose people or structures to 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.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact GEO-2. The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving strong seismic ground shaking.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact GEO-3. The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving seismic-related ground failure, including liquefaction.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact GEO-4. The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving landslides.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact GEO-5. The project would not result in substantial soil erosion or the loss of topsoil.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact GEO-6. The project would not 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.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact GEO-7. The project could be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), however, substantial risks to life or property</p>	<p>Project-Specific Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p>

Executive Summary

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
would not be created.	Cumulative Less than significant.	Cumulative No mitigation measures are required.	Cumulative Less than significant.
Impact GEO-8. The project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.	Project-Specific No impact. Cumulative No impact.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific No impact. Cumulative No impact.
Section 5.7 – Greenhouse Gases			
Impact GHG-1. The project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	Project-Specific Significant. Cumulative Significant.	Project-Specific No feasible mitigation measures are available. Cumulative No feasible mitigation measures are available.	Project-Specific Significant and unavoidable. Cumulative Significant and unavoidable.
Impact GHG-2. The project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Section 5.8 – Hazards and Hazardous Materials			
Impact HAZ-1. The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Impact HAZ-2. The project would not 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.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Impact HAZ-3. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact HAZ-4. The project would be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, but would not create a significant hazard to the public or the environment.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact HAZ-5. The project is located within an airport land use plan and within two miles of a public airport or public use airport, and the project could not result in a safety hazard for people residing or working in the project area.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific MM HAZ-1 Re-designate the existing vacant land proposed for low density residential northwest of the intersection of E Garland Avenue and N Dearing Avenue and located within Fresno Yosemite International Airport Zone 1- RPZ to Open Space.</p> <p>MM HAZ-2 Limit the proposed low density residential at 1-3 dwelling units per acre located northwest of the airport and located within Fresno Yosemite International Airport Zone 3-Inner Turning to 2 dwelling units per acre or less.</p> <p>MM HAZ-3 Re-designate the current area within Fresno Yosemite International Airport Zone 5-Sideline located northeast of the airport to Public Facilities-Airport or Open Space.</p> <p>MM HAZ-4 Redesignate the current vacant lots at the northeast corner of Kearney Boulevard and Thorne Avenue to Public Facilities-Airport or Open Space.</p> <p>MM HAZ-5 Prohibit residential uses within Safety Zone 1 northwest of the W. Hawes Avenue and Thorne Avenue intersection</p> <p>Cumulative Implementation of Mitigation Measures HAZ-1 through HAZ-5 is required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact HAZ-6. The project is within the vicinity of a private airstrip, and the project would not result in a safety hazard for people residing or working in the project</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative</p>

Executive Summary

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
area.	Less than significant.	No mitigation measures are required.	Less than significant.
<p>Impact HAZ-7. The project could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific MM HAZ-6 Establish an alternative Emergency Operations Center in the event the current Emergency Operations Center is under redevelopment or blocked.</p> <p>Cumulative Implementation of Mitigation Measure HAZ-6 is required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact HAZ-8. The project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
Section 5.9 – Hydrology and Water Quality			
<p>Impact HYD-1. The project would not violate any water quality standards or waste discharge requirements.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact HYD-2. The project could substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific MM HYD-1. The City shall develop and implement water conservation measures to reduce the per capita water use to 215 gallons per capita per day.</p> <p>MM HYD-2. The City shall continue to be an active participant in the Kings Water Authority and the implementation of the Kings Basin IRWMP.</p> <p>Implementation of Mitigation Measures USS-5 and USS-17 is required.</p> <p>Cumulative Implementation of Mitigation Measures USS-5, USS-17, HYD-1, and HYD-2 is required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact HYD-3 The project would not substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact HYD-4. The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact HYD-5. The project could 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.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific</p> <p>MM HYD-5.1. The City shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan collection systems to less than significant.</p> <p>Implement the existing Storm Drainage Master Plan (SDMP) for collection systems in drainage areas where the amount of imperviousness is unaffected by the change in land uses.</p> <p>Update the SDMP in those drainage areas where the amount of imperviousness increased due to the change in land uses to determine the changes in the collection systems that would need to occur to provide adequate capacity for the stormwater runoff from the increased imperviousness.</p> <p>Implementation of the updated SDMP to provide stormwater collection systems that have sufficient capacity to convey the peak runoff rates from the areas of increased imperviousness.</p> <p>Require developments that increase site imperviousness to install, operate, and maintain</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>FMFCD approved on-site detention systems to reduce the peak runoff rates resulting from the increased imperviousness to the peak runoff rates that will not exceed the capacity of the existing stormwater collection systems.</p> <p>MM HYD-5.2. The City shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan retention basins to less than significant.</p> <p>Update the SDMP to analyze the impacts to existing and planned retention basins to determine remedial measures required to reduce the impact on retention basin capacity to less than significant. Remedial measures would include:</p> <ol style="list-style-type: none"> 1. Increase the size of the retention basin through the purchase of more land or deepening the basin or a combination for planned retention basins. 2. Increase the size of the emergency relief pump capacity required to pump excess runoff volume out of the basin and into adjacent canal that convey the stormwater to a disposal facility for existing retention basins. 3. Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce runoff volume to the runoff volume that will not exceed the capacity of the existing retention basins. 	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>MM HYD-5.3. The City shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan urban detention (stormwater quality) basins to less than significant.</p> <p>Updating the SDMP to determine the impacts to the urban detention basin weir overflow rates and determine remedial measures required to reduce the impact on the detention basin capacity to less than significant. Remedial measures would include:</p> <ol style="list-style-type: none"> 1. Modify overflow weir to maintain the suspended solids removal rates adopted by the FMFCD Board of Directors. 2. Increase the size of the urban detention basin to increase residence time by purchasing more land. The existing detention basins are already at the adopted design depth. 3. Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce peak runoff rates and runoff volume to the runoff rates and volumes that will not exceed the weir overflow rates of the existing urban detention basins. <p>MM HYD-5.4. The City shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan pump disposal systems to less than significant.</p> <ol style="list-style-type: none"> 1. Update the SDMP to determine the extent and degree to which the capacity 	

Executive Summary

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>of the existing pump system will be exceeded.</p> <ol style="list-style-type: none"> 2. Require new developments to install, operate, and maintain FMFCD design standard on-site detention facilities to reduce peak stormwater runoff rates to existing planned peak runoff rates. 3. Provide additional pump system capacity to maximum allowed by existing permitting to increase the capacity to match or exceed the peak runoff rates determined by the SDMP update. <p>MM HYD-5.5. The City shall develop and adopt a storm drainage master plan update to the SDMP for the Southeast Development Area that is designed to collect, convey and dispose of runoff rates and volumes based on the planned land uses of the General Plan Update.</p> <p>Cumulative Implementation of Mitigation Measures HYD-5.1 through HYD-5.5 shall be implemented.</p>	
<p>Impact HYD-6. The project would not otherwise substantially degrade water quality.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact HYD-7. The project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact HYD-8. The project would not place within a 100-year flood hazard area structures which would impede or redirect flood flows.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	Less than significant.	No mitigation measures are required.	Less than significant.
Impact HYD-9. The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Impact HYD-10. The project would not create inundation by seiche, tsunami, or mudflow.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Section 5.10 – Land Use and Planning			
Impact LUP-1. The project would not physically divide an established community.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Impact LUP-2. The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Impact LUP-3. The project would not conflict with any applicable habitat conservation plan or natural communities conservation plan.	Project-Specific No impact. Cumulative No impact.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific No impact. Cumulative No impact.
Section 5.11 – Noise			
Impact NOI-1. The project would result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Project-Specific Significant. Cumulative Significant.	Project-Specific No feasible mitigation measures are available. Cumulative No feasible mitigation measures are available.	Project-Specific Significant and unavoidable. Cumulative Significant and unavoidable.

Executive Summary

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact NOI-2. The project would not result in expose persons to or generation of excessive groundborne vibration or groundborne noise levels.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Impact NOI-3. The project would result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	Project-Specific Significant. Cumulative Significant.	Project-Specific No feasible mitigation measures are available. Cumulative No feasible mitigation measures are available.	Project-Specific Significant and unavoidable. Cumulative Significant and unavoidable.
Impact NOI-4. The project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Impact NOI-5. The project is located within an airport land use plan and within two miles of a public airport or public use airport, but the project would not expose people residing or working in the project area to excessive noise levels.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Impact NOI-6. The project is within the vicinity of a private airstrip, but the project would not expose people residing or working in the project area to excessive noise levels.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Section 5.12 – Population and Housing			
Impact PH-1. The project would not induce substantial population growth in an area, either directly or indirectly.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Impact PH-2. The project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative	Project-Specific Less than significant. Cumulative Less than significant.

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		No mitigation measures are required.	
<p>Impact PH-3. The project would not displace substantial numbers of people necessitating the construction of replacement housing elsewhere.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Section 5.13 – Public Services</p>			
<p>Impact PS-1. The project could result in substantial adverse physical impacts associated with the provision or need of new or physically altered fire protection facilities to maintain acceptable service ratios, response times or other performance objectives for fire protection, and the construction of the facilities could cause significant environmental impacts.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific MM PS-1 As future fire facilities are planned, the fire department shall evaluate if specific environmental effects would occur. Typical impacts from fire facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts includes:</p> <ul style="list-style-type: none"> • <i>Noise:</i> Barriers and setbacks on the fire department sites. • <i>Traffic:</i> Traffic devices for circulation and a “keep clear zone” during emergency responses. • <i>Lighting:</i> Provision of hoods and deflectors on lighting fixtures on the fire department sites. <p>Cumulative Implementation of Mitigation Measure PS-1 is required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact PS-2. The project could result in substantial adverse physical impacts associated with the provision or need of new or physically altered police protection facilities to maintain acceptable service ratios, response times or other performance objectives for police protection, and the construction of the facilities could cause significant environmental impacts.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific MM PS-2 As future police facilities are planned, the police department shall evaluate if specific environmental effects would occur. Typical impacts from police facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts includes:</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Executive Summary

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> • <i>Noise</i>: Barriers and setbacks on the police department sites. • <i>Traffic</i>: Traffic devices for circulation. • <i>Lighting</i>: Provision of hoods and deflectors on lighting fixtures on the fire department sites. <p>Cumulative Implementation of Mitigation Measure PS-2 is required.</p>	
<p>Impact PS-3. The project could result in substantial adverse physical impacts associated with the provision or need of new or physically altered school facilities to maintain acceptable service ratios or other performance objectives for schools, and the construction of the facilities could cause significant environmental impacts.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific MM PS-3 As future school facilities are planned, the school districts shall evaluate if specific environmental effects would occur. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts includes:</p> <ul style="list-style-type: none"> • <i>Noise</i>: Barriers and setbacks placed on school sites. • <i>Traffic</i>: Traffic devices for circulation. • <i>Lighting</i>: Provision of hoods and deflectors on lighting fixtures for stadium lights. <p>Cumulative Implementation of Mitigation Measure PS-3 is required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact PS-4. The project could result in substantial adverse physical impacts associated with the provision or need of new or physically altered park and recreational facilities to maintain acceptable service ratios or other performance objectives for parks and recreation, and the construction of the facilities could cause significant environmental impacts.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific MM PS-4 As future parks and recreational facilities are planned, the City shall evaluate if specific environmental effects would occur. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts includes:</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> • <i>Noise</i>: Barriers and setbacks placed on school sites. • <i>Traffic</i>: Traffic devices for circulation. • <i>Lighting</i>: Provision of hoods and deflectors on lighting fixtures for stadium lights. <p>Cumulative Implementation of Mitigation Measure PS-4 is required.</p>	
<p>Impact PS-5. The project could result in substantial adverse physical impacts associated with the provision or need of new or physically altered public facilities to maintain acceptable service ratios or other performance objectives for other public facilities, and the construction of the facilities could cause significant environmental impacts.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific MM PS-5 As future court, library, and hospital facilities are planned, the appropriate agencies shall evaluate if specific environmental effects would occur. Typical impacts from court, library, and hospital facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts includes:</p> <ul style="list-style-type: none"> • <i>Noise</i>: Barriers and setbacks placed on school sites. • <i>Traffic</i>: Traffic devices for circulation. • <i>Lighting</i>: Provision of hoods and deflectors on lighting fixtures for stadium lights. <p>Cumulative Implementation of Mitigation Measure PS-5 is required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Section 5.14 – Transportation and Traffic</p>			
<p>Impact TRANS-1. The project would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and</p>	<p>Project-Specific City of Fresno – Less than significant. County of Fresno – Significant. City of Clovis – Significant</p>	<p>Project-Specific No mitigation measures beyond the proposed policies are feasible.</p> <p>Cumulative No mitigation measures beyond the proposed</p>	<p>Project-Specific City of Fresno – Less than significant. County of Fresno – Significant. City of Clovis – Significant Caltrans – Significant</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	<p>Caltrans – Significant Other Counties - Speculative</p> <p>Cumulative City of Fresno – Less than significant. County of Fresno – Significant. City of Clovis – Significant Caltrans – Significant Other Counties - Speculative</p>	policies are feasible.	<p>Other Counties - Speculative</p> <p>Cumulative City of Fresno – Less than significant. County of Fresno – Significant. City of Clovis – Significant Caltrans – Significant Other Counties - Speculative</p>
Impact TRANS-2. The project would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
Impact TRANS-3. The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
Impact TRANS-4. The project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
Impact TRANS-5. The project would not result in inadequate emergency access.	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
Impact TRANS-6. The project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 5.15 – Utilities and Service Systems			
<p>Impact USS-1. The project would exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific</p> <p>MM USS-1 The City shall develop and implement a wastewater master plan update.</p> <p>MM USS-2 Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. By approximately the year 2025, the City shall construct the following improvements.</p> <ul style="list-style-type: none"> • Construct an approximately 70 MGD expansion of the Regional Wastewater Treatment Facility and obtain revised waste discharge permits as the generation of wastewater is increased. • Construct an approximately 0.49 MGD expansion of the North Facility and obtain revised waste discharge permits as the generation of wastewater is increased. <p>MM USS-3 Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. After approximately the year 2025, the City shall construct the following improvements.</p> <ul style="list-style-type: none"> • Construct an approximately 24 MGD Wastewater Treatment Facility within the Southeast Development Area and 	<p>Project-Specific Less than significant</p> <p>Cumulative Less than significant.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>obtain revised waste discharge permits as the generation of wastewater is increased.</p> <ul style="list-style-type: none"> Construct an approximately 9.6 MGD expansion of the Regional Wastewater Treatment Facility and obtain revised waste discharge permits as the generation of wastewater is increased. <p>Cumulative Implementation of Mitigation Measures USS-1 through USS-3 is required.</p>	
<p>Impact USS-2. The project would require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific</p> <p>MM USS-4 A Traffic Control/Traffic Management Plan to address traffic impacts during construction of water and sewer facilities shall be prepared and implemented subject to approval by the City prior to construction. The plan shall identify hours of construction and for deliveries, include haul routes, identify access and parking restrictions, plan for notifications, identify pavement markings and signage, and a plan for coordination with emergency service providers and schools.</p> <p>MM USS-5 Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demand additional water until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided.</p> <ul style="list-style-type: none"> Construct an approximately 80 million gallon per day (MGD) surface water treatment facility near the intersection of Armstrong and Olive Avenues, in accordance with Chapter 9 and Figure 9- 	<p>Project-Specific</p> <p><i>Facilities construction:</i> Significant and unavoidable.</p> <p><i>Water / Sewer facilities capacity:</i> Less than significant.</p> <p>Cumulative</p> <p><i>Facilities construction:</i> Significant and unavoidable.</p> <p><i>Water / Sewer facilities capacity:</i> Less than significant.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>1 of the City of Fresno Metropolitan Water Resources Management Plan Update Phase 2 Report, January 2012 (2012 Metro Plan Update).</p> <ul style="list-style-type: none"> Construct an approximately 30 MGD expansion of the existing northeast surface water treatment facility for a total capacity of 60 MGD, in accordance with Chapter 9 and Figure 9-1 of the 2012 Metro Plan Update. Construct an approximately 20 MGD surface water treatment facility in the southwest portion of the City, in accordance with Chapter 9 and Figure 9-1 of the 2012 Metro Plan Update. <p>MM USS-6 Prior to exceeding capacity within the existing wastewater collection system facilities, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of a facility until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided.</p> <ul style="list-style-type: none"> Orange Avenue Trunk Sewer: This facility shall be improved between Dakota and Jensen Avenues. Approximately 37,240 feet of new sewer main shall be installed and approximately 5,760 feet of existing sewer main shall be rehabilitated. The size of the new sewer main shall range from 27-inches to 42-inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are RS03A, RL02, C01-REP, C02-REP, C03- 	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>REP, C04-REP, C05-REP, C06-REL and C07-REP.</p> <ul style="list-style-type: none"> • Marks Avenue Trunk Sewer: This facility shall be improved between Clinton Avenue and Kearney Boulevard. Approximately 12,150 feet of new sewer main shall be installed. The size of the new sewer main shall range from 33-inches to 60-inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CM1-REP and CM2-REP. • North Avenue Trunk Sewer: This facility shall be improved between Polk and Fruit Avenues and also between Orange and Maple Avenues. Approximately 25,700 feet of new sewer main shall be installed. The size of the new sewer main shall range from 48-inches to 66-inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CN1-REL1 and CN3-REL1. • Ashlan Avenue Trunk Sewer: This facility shall be improved between Hughes and West Avenues and also between Fruit and Blackstone Avenues. Approximately 9,260 feet of new sewer main shall be installed. The size of the new sewer main shall range from 24-inches to 36-inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CA1-REL and CA2-REP. <p>MM USS-7 Prior to exceeding capacity within the existing 28 pipeline segment shown on</p>	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Figures 1 and 2 in Appendix -, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of one of the 28 pipeline segments until additional capacity is provided.</p> <p>MM USS-8 Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided by approximately 2025.</p> <ul style="list-style-type: none"> • Construct 65 new groundwater wells, in accordance with Chapter 9 and Figure 9-1 of the 2012 Metro Plan Update. • Construct a 2.0 million gallon potable water reservoir (Reservoir T2) near the intersection of Clovis and California Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2012 Metro Plan Update. • Construct a 3.0 million gallon potable water reservoir (Reservoir T3) near the intersection of Temperance and Dakota Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2012 Metro Plan Update. • Construct a 3.0 million gallon potable water reservoir (Reservoir T4) in the Downtown Planning Area, in accordance with Chapter 9 and Figure 9-1 of the 2012 Metro Plan Update. • Construct a 4.0 million gallon potable 	

Executive Summary

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>water reservoir (Reservoir T5) near the intersection of Ashlan and Chestnut Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2012 Metro Plan Update.</p> <ul style="list-style-type: none"> • Construct a 4.0 million gallon potable water reservoir (Reservoir T6) near the intersection of Ashlan Avenue and Highway 99, in accordance with Chapter 9 and Figure 9-1 of the 2012 Metro Plan Update. • Construct 50.3 miles of regional water transmission mains ranging in size from 24-inch to 48-inch, in accordance with Chapter 9 and Figure 9-1 of the 2012 Metro Plan Update. • Construct 95.9 miles of 16-inch transmission grid mains, in accordance with Chapter 9 and Figure 9-1 of the 2012 Metro Plan Update. <p>MM USS-9 Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided after approximately the year 2025 and additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update.</p> <ul style="list-style-type: none"> • Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 1) 	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>within the northern part of the Southeast Development Area.</p> <ul style="list-style-type: none"> Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 2) within the southern part of the Southeast Development Area. <p>Additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update.</p> <p>Implementation of Mitigation Measures AIR-1 through AIR-5, AES-1 through AES-5, BIO-1 through BIO-14, and CUL-1 through CUL-4 is also required.</p> <p>Cumulative Implementation of Mitigation Measures USS-4 through USS-9, AIR-1 through AIR-5, AES-1 through AES-5, BIO-1 through BIO-14, and CUL-1 through CUL-4 is required.</p>	
<p>Impact USS-3. The project would require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.</p>	<p>Project-Specific Significant.</p> <p>Cumulative Significant.</p>	<p>Project-Specific <i>Hydrology and Water Quality</i></p> <p>MM USS-10 Maintain operational intermittent flows during the dry season within define channel capacity and downstream capture capabilities for recharge.</p> <p><i>Biological Resources</i></p> <p>MM USS-11 (a) The FMFCD shall conduct preliminary investigations on undeveloped lands outside of highly urbanized areas. These investigations shall examine wetland hydrology, vegetation and soil types. These preliminary investigations shall be the basis for making a determination on whether or not more in-depth wetland studies shall be necessary. If the proposed</p>	<p>Project-Specific <i>Agricultural resources:</i> Significant and unavoidable. <i>Air quality:</i> Significant and unavoidable. <i>All other impacts:</i> Less than significant.</p> <p>Cumulative <i>Agricultural resources:</i> Significant and unavoidable. <i>Air quality:</i> Significant and unavoidable. <i>All other impacts:</i> Less than significant.</p>

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>project site does not exhibit wetland hydrology, support a prevalence of wetland vegetation and wetland soil types then no further action is required.</p> <p>(b) Where proposed activities could have an impact on areas verified by the Corps as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall obtain the necessary Clean Water Act, Section 404 permits for activities where fill material shall be placed in a wetland, obstruct the flow or circulation of waters of the United States, impair or reduce the reach of such waters (as part of the FMFCD’s CDFG Memorandum of Understanding (MOU), Section 404 and 401 permits would be obtained from the U.S. Army Corps of Engineers and Regional Water Quality Control Board for any activity involving filling of jurisdictional waters). At a minimum, to meet “no net policy”, the permits shall require replacement of wetland habitat at a 1:1 ratio.</p> <p>(c) Where proposed activities could have an impact on areas verified by the Corps as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall submit and implement a wetland mitigation plan based on the wetland acreage verified by the U.S. Army Corps of Engineers. The wetland mitigation plan shall be prepared by a qualified biologist or wetland scientist experienced in wetland creation, and shall include the following or equally effective elements:</p> <ul style="list-style-type: none"> i. Specific location, size, and existing hydrology and soils within the wetland creation area. 	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>ii. Wetland mitigation techniques, seed source, planting specifications, and required buffer setbacks. In addition, the mitigation plan shall ensure adequate water supply is provided to the created wetlands in order to maintain the proper hydrologic regimes required by the different types of wetlands created. Provisions to ensure the wetland water supply is maintained in perpetuity shall be included in the plan.</p> <p>iii. A monitoring program for restored, enhanced, created, and preserved wetlands on the project site. A monitoring program is required to meet three objectives; 1) establish a wetland creation success criteria to be met, 2) to specify monitoring methodology, 3) to identify as far as is possible, specific remedial actions that will be required by Fresno Metropolitan Flood Control District in order to achieve the success criteria, and 4) to document the degree of success achieved in establishing wetland vegetation.</p> <p>(d) A monitoring plan shall be developed and implemented by a qualified biologist to monitor results of any on-site wetland restoration and creation for five years. The monitoring plan shall include specific success criteria, frequency and timing of monitoring, and assessment of whether or not maintenance activities are being carried out and how these shall be adjusted if necessary. If monitoring reveals that success criteria are not being met, remedial habitat creation or restoration should be designed and implemented by a qualified biologist and subject to five years of</p>	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>monitoring as described above.</p> <p>Or</p> <p>(e) In lieu of developing a mitigation plan that outlines the avoidance, purchase, or creation of wetlands, the FMFCD could purchase mitigation credits through a Corps approved Mitigation Bank.</p> <p>MM USS-12 (a) During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools, the FMFCD shall conduct a preliminary rare plant assessment. The assessment will determine the likelihood on whether or not the project site could support rare plants. If it is determined that the project site would not support rare plants then no further action required. However, if the project site has the potential to support rare plants; then a rare plant survey shall be conducted. Rare plant surveys shall be conducted by qualified biologists in accordance with the most current CDFG/USFWS guidelines or protocols and shall be conducted at the time of year when the plants in question are identifiable.</p> <p>(b) Based on the results of the survey, prior to design approval, the FMFCD shall coordinate with CDFG and/or implement a Section 7 consultation with USFWS, shall determine whether the project facility would result in a significant impact to any special status plant species. Evaluation of project impacts shall consider the following:</p> <ul style="list-style-type: none"> • The status of the species in question (e.g., officially listed by the State or Federal Endangered Species Acts). • The relative density and distribution of the on-site occurrence versus typical 	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>occurrences of the species in question.</p> <ul style="list-style-type: none"> The habitat quality of the on-site occurrence relative to historic, current or potential distribution of the population. <p>(c) Prior to design approval, the FMFCD in consultation with the CDFG and/or the USFWS, shall prepare and implement a mitigation plan, in accordance with any applicable State and/or federal statutes or laws, that reduces impacts to a less than significant level.</p> <p>MM USS-13 (a) During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools, the FMFCD shall conduct a preliminary survey to determine the presence of listed vernal pool crustaceans.</p> <p>(b) If potential habitat (vernal pools, seasonally inundated areas) or fairy shrimp exist within areas proposed to be disturbed, FMFCD shall complete the first and second phase of fairy shrimp presence or absence surveys. If an absence finding is determined and accepted by the USFWS, then no further mitigation shall be required for fairy shrimp.</p> <p>(c) If fairy shrimp are found to be present within vernal pools or other areas of inundation to be impacted by the implementation of storm drainage facilities, FMFCD shall mitigate impacts on fairy shrimp habitat in accordance with the USFWS requirements of the Programmatic Biological Opinion. This shall include on-site or off-site creation and/or preservation of fairy shrimp habitat at ratios ranging from 3:1 to 5:1 depending on the habitat impacted and the choice of on-site</p>	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>or off-site mitigation. Or mitigation shall be the purchase of mitigation credit through an accredited mitigation bank.</p> <p>MM USS-14 (a) During facility design and prior to initiation of construction activities, the FMFCD shall conduct a project-specific survey for all potential Valley Elderberry Longhorn Beetle (VELB) habitats (elderberry shrubs), including a stem count and an assessment of historic or current VELB habitat.</p> <p>(b) The FMFCD shall avoid and protect all potential identified VELB habitat where feasible.</p> <p>(c) Where avoidance is infeasible, develop and implement a VELB mitigation plan in accordance with the most current USFWS mitigation guidelines for unavoidable take of VELB habitat pursuant to either Section 7 or Section 10(a) of the Federal Endangered Species Act. The mitigation plan shall include, but might not be limited to, relocation of elderberry shrubs, planting of elderberry shrubs, and monitoring of relocated and planted elderberry shrubs.</p> <p>MM USS-15 Prior to ground disturbing activities during nesting season (March through July) for a project that supports bird nesting habitat, the FMFCD shall conduct a survey of trees. If nests are found during the survey, a qualified biologist shall assess the nesting activity on the project site. If active nests are located, no construction activities shall be allowed within 250 feet of the nest until the young have fledged. If construction activities are planned during the non-breeding period (August through February), a nest survey is not necessary.</p> <p>MM USS-16 (a) FMFCD shall conduct a pre-construction breeding-season survey</p>	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>(approximately February 1 through August 31) of proposed project sites in suitable habitat (levee and canal berms, open grasslands with suitable burrows) during the same calendar year that construction is planned to begin.</p> <p>If phased construction procedures are planned for the proposed project, the results of the above survey shall be valid only for the season when it is conducted.</p> <p>(b) During the construction stage, FMFCD shall avoid all burrowing owl nest sites potentially disturbed by project construction during the breeding season while the nest is occupied with adults and/or young. The occupied nest site shall be monitored by a qualified biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a 160-foot diameter non-disturbance buffer zone around the nest site. Disturbance of any nest sites shall only occur outside of the breeding season and when the nests are unoccupied based on monitoring by a qualified biologist. The buffer zone shall be delineated by highly visible temporary construction fencing.</p> <p>Based on approval by CDFG, pre-construction and pre-breeding season exclusion measures may be implemented to preclude burrowing owl occupation of the project site prior to project-related disturbance. Burrowing owls can be passively excluded from potential nest sites in the construction area, either by closing the burrows or placing one-way doors in the burrows according to current CDFG protocol. Burrows shall be examined not more than 30 days before construction to ensure that no owls have recolonized the area of construction. For each burrow destroyed, a new burrow shall be created (by installing artificial</p>	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>burrows at a ratio of 2:1 on protected lands nearby.</p> <p>MM USS-17 (a) FMFCD shall not conduct instream activities in the San Joaquin River between October 15 and April 15. If this is not feasible, FMFCD shall consult with the National Marine Fisheries Service and CDFG on the appropriate measures to be implemented in order to protect listed salmonids in the San Joaquin River.</p> <p>(b) Riparian vegetation on the levee shading the main channel that is removed or damaged as a result of levee raising shall be replaced at a ratio and quantity sufficient to maintain the existing shading of the channel. The location of replacement trees on or within the levees, detention ponds or channels shall be approved by the FMFCD and State Reclamation Board.</p> <p><i>Recreation/Trails</i></p> <p>MM USS-18 (a) Prior to final design approval of all elements of the District Services Plan, the FMFCD shall consult with Fresno County, City of Fresno, and City of Clovis to determine if any element would temporarily disrupt or permanently displace adopted existing or planned trails and associated recreational facilities as a result of the proposed District Services Plan. If the proposed project would not temporarily disrupt or permanently displace adopted existing or planned trails, no further mitigation is necessary. If the proposed project would have an effect on the trails and associated facilities, the FMFCD shall implement the following.</p> <p>(b) If short-term disruption of adopted existing or planned trails and associated recreational facilities occur, the FMFCD shall consult and coordinate</p>	

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>with Fresno County, City of Fresno, and City of Clovis to temporarily re-route the trails and associated facilities.</p> <p>(c) If permanent displacement of the adopted existing or planned trails and associated recreational facilities occur, the appropriate design modifications to prevent permanent displacement shall be implemented in the final project design or the FMFCD shall replace these facilities.</p> <p><i>Agricultural Resources</i></p> <p>No feasible mitigation measures are available.</p> <p><i>Air Quality</i></p> <p>MM USS-19 (a) Minimize idling time of construction equipment vehicles to no more than ten minutes, or require that engines be shut off when not in use.</p> <p>(b) Construction shall be curtailed as much as possible when the Air Quality Index (AQI) is above 150. AQI forecasts can be found on the SJVAPCD web site.</p> <p>(c) Off-road trucks should be equipped with on-road engines if possible.</p> <p>(d) Construction equipment should have engines that meet the current off-road engine emission standard (as certified by CARB), or be re-powered with an engine that meets this standard.</p> <p><i>Adequate Storm Water Drainage Facilities</i></p> <p>MM USS-20 Prior to exceeding capacity within the existing storm water drainage facilities, the City shall coordinate with the Fresno Metropolitan Flood Control District to evaluate the storm water drainage system and shall not</p>	

Executive Summary

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		approve additional development that would convey additional storm water to a facility that would experience an exceedance of capacity until the additional capacity is provided. Cumulative Implementation of Mitigation Measures USS-10 through USS-20 is required.	
Impact USS-4. The project would not have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	Project-Specific Significant. Cumulative Significant.	Project-Specific MM USS-21 Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demand additional water until additional capacity is provided. By approximately the year 2025, the City shall construct an approximately 25,000 AF/year tertiary recycled water expansion to the Fresno-Clovis Regional Wastewater Reclamation Facility in accordance with the January 2012 City of Fresno Metropolitan Water Resources Management Plan. Implementation of Mitigation Measure USS-5 is also required prior to approximately the year 2025. Cumulative Implementation of Mitigation Measures USS-5 and USS-21 is required.	Project-Specific Less than significant. Cumulative Less than significant.
Impact USS-5. The project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.	Project-Specific Significant. Cumulative Significant.	Project-Specific Implementation of Mitigation Measures USS-1 through USS-3 is required. Cumulative Implementation of Mitigation Measures USS-1 through USS-3 is required.	Project-Specific Less than significant. Cumulative Less than significant.
Impact USS-6. The project would not be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs.	Project-Specific Significant. Cumulative	Project-Specific MM USS-22 Prior to exceeding landfill capacity, the City shall evaluate additional landfill	Project-Specific Less than significant. Cumulative

Impacts	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
	Significant.	locations and shall not approve additional development that could contribute solid waste to a landfill that is at capacity until additional capacity is provided. Cumulative Implementation of Mitigation Measure USS-22 is required.	Less than significant.
Impact USS-7. The project would comply with federal, state, and local statutes and regulations related to solid waste.	Project-Specific Less than significant. Cumulative Less than significant.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific Less than significant. Cumulative Less than significant.
Section 5.16 – Energy Conservation			
Impact EC-1. The project would not result in the inefficient, wasteful and unnecessary consumption of energy.	Project-Specific No impact. Cumulative No impact.	Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.	Project-Specific No impact. Cumulative No impact.

