

Project Name: _____ **Exhibit O** **Date:** _____

Operational Statement and Environmental Assessment Form

Please respond to all questions below and provide all documentation requested as part of your application submittal. **Failure to answer all questions and provide all required documents and studies will result in your application being deemed incomplete and cancelled.**

Project Description

Please provide a narrative project description that summarizes the project and its purpose. You can use this [Contents Requirement Checklist](#) as a reference as to what should be included in your operational statement, in addition to items required in the Application Submittal Checklist specific to the proposed project type. Please list any special authorizations or changes to the Development Code, General Plan, Community Plan, Specific Plan, or Zoning Maps if applicable. **Attach operational statement as a separate document if more space is needed.**

Project Details

<input type="checkbox"/> Change of Use	<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Façade Alterations	<input type="checkbox"/> Right-of-Way Improvements
<input type="checkbox"/> Additions	<input type="checkbox"/> Text / Zoning / Plan Amendment	<input type="checkbox"/> Lot Line Adjustment / Subdivision	<input type="checkbox"/> Other	

Residential Projects (Statutory Exemptions May Apply)

<input type="checkbox"/> Senior Housing	<input type="checkbox"/> Agricultural Housing	<input type="checkbox"/> 100% Affordable	<input type="checkbox"/> Student Housing	<input type="checkbox"/> State Density Bonus	<input type="checkbox"/> TOD Density Bonus	<input type="checkbox"/> Accessory Dwelling Unit
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Estimated Construction Cost: _____

Project and Land Use Tables

		Existing	Proposed
General Land Use	Parking GSF		
	Residential GSF		
	Retail/Commercial GSF		
	Office GSF		
	Industrial GSF		
	Medical GSF		
	Usable Open Space GSF		
	Public Open Space GSF		
Project Features	Net Lot Acreage		
	Dwelling Units, Affordable		
	Dwelling Units, Market Rate		
	Dwelling Units, Total		
	Hotel Rooms		
	Number of Building(s)		
	Number of Stories		
	Parking Spaces		
	Loading Spaces		
Bicycle Spaces			
Residential	Studio / Efficiency Units		
	One Bedroom Units		
	Two Bedroom Units		
	Three (or +) Bedroom Units		
	Accessory Dwelling Units		
Non-Residential	Hours of Operation		
	Days of Operation		
	Number of Daily Deliveries		
	Number of Employees		

GSF: Gross Square Footage
 Public Open Space: Open Space available for the general public
 Usable Open Space: Open Space for tenants with a minimum dimension of 20 feet, and a minimum area of 1,000 square feet.
 Affordable Dwelling Unit: A Dwelling Unit that is/will be restricted to Moderate or Lower income households by deed restriction.

ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is required. Please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application. Where applicable, references to General Plan Master EIR (GP MEIR) Mitigation Measures are shown in the Notes/Requirements section.

Environmental Topic	Information	Applicable to Project?	Notes / Requirements
General	Estimated Construction Duration	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, _____ months Start: _____ End: _____
Aesthetics			
1. Shadow	Would the project result in any construction over 50 feet in height, within 157 feet of existing or planned residential uses?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, prepare a Shadow Analysis prepared by a qualified individual.
2. Scenic Vista	Would the project impact a scenic vista?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, prepare a visual simulation.
3. Lighting	Would lighting be required for the following: <ul style="list-style-type: none"> • Street and parking areas? • Public facilities? • Non-residential uses? • Free-standing signs? 	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, provide project specifications showing lighting systems with shields to direct light to roadways (GP MEIR MMs: AES-1, AES-2, AES-3, AES-4, AES-5)
Agriculture and Forestry Resources			
4. Agricultural Resources	Is the project located on land designated by the California Department of Conservation as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, mitigation may be required.
Air Quality			
5. Air Quality Criteria Pollutants	a. Would project operations emit dust, fumes, smoke, or particulate matter adverse to the public health, safety, or general welfare of the community or detrimental to surrounding properties or improvements?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, please submit a project Air Quality Impact Analysis prepared by a qualified consultant. (GP MEIR MMs AIR-1, AIR-2)

Air Quality				
5. Air Quality Criteria Pollutants, cont.	b. Does the project propose more than any of the following?		<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a copy of your SJVAPCD Indirect Source Review Application with your application. (GP MEIR MMs AIR-1, AIR-2, AIR-4)
	Residential	50 DUs		
	Commercial	2,000 sq. ft.		
	Light Industrial	25,000 sq. ft.		
	Heavy Industrial	100,000 sq. ft.		
	Medical Office	20,000 sq. ft.		
	General Office	39,000 sq. ft.		
	Educational	9,000 sq. ft.		
	Governmental	10,000 sq. ft.		
	Recreational	20,000 sq. ft.		
	Transportation / Transit	construction exhaust emissions equal or exceed two (2.0) tons NO _x or PM ₁₀		
	c. Would the project exceed the following number of daily trips by land use?		<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a project Air Quality Impact Analysis prepared by a qualified consultant. (GP MEIR MMs AIR-1, AIR-2, AIR-4)
	Residential Housing	1,453 trips		
Commercial	1,673 trips			
Office	1,628 trips			
Industrial	1,506 trips			
d. Would the project exceed the following?		<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a project Air Quality Impact Analysis prepared by a qualified consultant. (GP MEIR MMs AIR-1, AIR-2, AIR-4)	
<i>Residential</i>				
Single Family	390 DUs			
Apartments, Low Rise	590 DUs			
Apartments, High Rise	600 DUs			
Condominiums, General	590 DUs			
Condominiums, High Rise	590 DUs			
Mobile Homes	760 DUs			
Retirement Community	880 DUs			
<i>Office</i>				<input type="checkbox"/> Yes <input type="checkbox"/> No
General Office Building	110,000 sq. ft.			
Office Park	106,000 sq. ft.			
Government (Civic Center)	57,000 sq. ft.			
Medical Office Building	52,000 sq. ft.			

Air Quality				
5. Air Quality Criteria Pollutants, cont.	e. Would the project exceed the following?			
	<i>Retail</i>			
	Free Standing Discount Store	61,000 sq. ft.	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a project Air Quality Impact Analysis prepared by a qualified consultant. (GP MEIR MMs AIR-1, AIR-2, AIR-4)
	Regional Shopping Center <57,000	11,000 sq. ft.		
	Discount Club Store	40,000 sq. ft.		
	Supermarket	9,000 sq. ft.		
	Convenience Market (w/o gas pumps)	2,000 sq. ft.		
	Convenience Market (w/gas pumps)	2,000 sq. ft.		
	Gasoline/Service Station	10 pumps		
	Quality Restaurant	20,000 sq. ft.		
	Restaurant (high turnover sit-down)	9,000 sq. ft.		
	Fast Food Restaurant	2,000 sq. ft.		
	Day Care Center	22,000 sq. ft.		
	Bulk (w/drive-through)	10,000 sq. ft.		
	Racquet/Health Club	44,000 sq. ft.		
	Hotel	200 DUs		
	Motel	170 DUs		
	<i>Industrial</i>			
General Light Industry	510,000 sq. ft.	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a project Air Quality Impact Analysis prepared by a qualified consultant. (GP MEIR MMs AIR-1, AIR-2, AIR-4)	
Heavy Industry	920,000 sq. ft.			
Industrial Park	370,000 sq. ft.			
Manufacturing	400,000 sq. ft.			
<i>Institutional</i>				
Hospital	78,000 sq. ft.	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a project Air Quality Impact Analysis prepared by a qualified consultant. (GP MEIR MMs AIR-1, AIR-2, AIR-4)	
Elementary School	1,875 students			
Junior High School	1,680 students			
High School	1,325 students			
Junior College (2 year)	1,100 students			
University/College (4 year)	716 students			
Place of Worship	48,000 sq. ft.			
6. Toxic Air Contaminants	a. If an Ambient Air Quality Analysis was prepared, did any criteria pollutant exceed 100 pounds per day (18.25 tons per year)?		<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, prepare operational Health Risk Assessment (HRA) (GP MEIR MMs AIR-1, AIR-3, AIR-4)
	b. Would the project include five or more heavy-duty truck deliveries per day with sensitive receptors located within 300-		<input type="checkbox"/> Yes <input type="checkbox"/> No	

	feet?			
Air Quality				
6. Toxic Air Contaminants, cont.	c. Does the project propose a distribution center, accomodating more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week, within 1,000 feet from sensitive receptors?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, prepare operational Health Risk Assessment (HRA) (GP MEIR MMs AIR-1, AIR-3, AIR-4)	
	d. Does the project propose a large gas station (dispensing 3.6 million gallons per year or more) within 300 feet of a sensitive receptor?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	e. Does the project propose a gas station within 50 feet of a sensitive receptor?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
7. Odors	a. Does the project emit objectionable odors that are perceptible by a reasonable person at property lines?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, prepare odor impacts assessment and implement odor control measures recommended by SJVAPCD (GP MEIR MM AIR-5)	
	b. Does the project propose residential, commercial, or institutional uses within the following distance from the listed uses below OR does the project propose one of the uses below at a distance less than indicated below from an existing or planned residential, commercial, or institutional use?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, a Health Risk Assessment prepared by a qualified consultant is required.	
	Wastewater Treatment Facility			2 miles
	Sanitary landfill			1 mile
	Transfer Station			1 mile
	Composting Facility			1 mile
	Petroleum Refinery			2 miles
	Asphalt Batch Plant			1 mile
	Chemical Manufacturing			1 mile
	Fiberglass Manufacturing			1 mile
	Painting/Coating Operations			1 mile
	Food Processing Facility			1 mile
Feed Lot/Dairy	1 mile			
Rendering Plant	1 mile			

Biological Resources			
8. Special-Status Species	Is the project located on land where no urban development has occurred, or on a site that could provide suitable habitat for special-status species?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a Biology study prepared by a qualified biologist. (GP MEIR MMs BIO-1, BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, BIO-7, BIO-8, BIO-9)
9. Wetlands	Would the project significantly alter or fill a wetland?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a wetland delineation prepared by a qualified biologist. (GP MEIR MM BIO-8)
Cultural Resources			
10. Cultural Resources	Would the project involve changes on previously undisturbed land?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, provide an Extended CHRIS Records Search from the Southern San Joaquin Valley Information Center. If necessary, further study may be recommended.
11. Historic Resources	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, provide a historic resources evaluation prepared by a qualified historic resources professional.
	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Would the project involve the modification or demolition of a designated Historic Resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Please refer to Fresno County Assessor and Historic Fresno		
Energy			
12. Energy	Would the project result in wasteful, inefficient, or unnecessary consumption of energy?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, provide analysis in operational statement.
Geology and Soils			
13. Geology and Soils	Is the project located with a Bluff Preservation (BL) Overlay District ?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, a geotechnical report prepared by a qualified professional

Environmental Assessment Form

	Area of excavation/disturbance (in square feet):		must be submitted.
	Amount of excavation (in cubic yards):		
Geology and Soils			
14. Paleontology	Is there evidence that the project site contains a unique paleontological or geological resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, a paleontological and/or geotechnical report by a qualified professional must be submitted.
Hazards and Hazardous Materials			
15. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
16. Hazardous Areas	Is the project located in a hazardous area, <i>and</i> involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Hazardous Areas include: <ul style="list-style-type: none"> • Areas currently or previously developed with agricultural uses • Areas currently or formerly developed with industrial land uses and/or zoned as Industrial • Areas within 100 feet of a known hazardous waste site • Areas within 100 feet of an underground storage tank 	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
	Does the project require FAA Notification?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, please provide FAA's determination.
	Does the project propose structures within a 100 year floodplain ?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, provide a Grading Plan.
Hydrology and Water Quality			
17. Stormwater	Would any construction activities, including grading, result in the disturbance of one acre or more?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, a Stormwater Pollution Prevention Plan (SWPPP) prepared by a qualified consultant is required prior to obtaining a grading permit.

Land Use and Planning			
18. Development Standards	Is the project requesting deviations or variations from development standards?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Consult with P&D staff regarding preparation of applicable application.
Noise			
19. Vehicle Noise	Does the project propose a noise-sensitive land use within the specified distance from the centerline of an at-grade Major Street:	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a Noise Study prepared by a qualified consultant.
	81 feet 2-Lane Collector		
	51 feet 4-Lane Collector		
	66 feet 3-Lane Arterial		
	162 feet 4-Lane Arterial		
	127 feet 6-Lane Arterial		
	213 feet 4-Lane Super Arterial		
	282 feet 6-Lane Expressway		
	630 feet State Route 41		
	691 feet State Route 180		
	514 feet State Route 168		
	594 feet State Route 99		
Noise-sensitive land uses include:			
<ul style="list-style-type: none"> • Residential • Transient Lodging • Medical Care Facilities • Community/Religious Assembly Facilities • Theaters, Auditoriums • Office Buildings • Schools, Libraries, Museums 			
20. Noise Generation	Does the project generate noise in excess of 70 dB between 7:00 a.m. and 10:00 p.m., or 60 dB between 10:00 p.m. and 7:00 a.m.?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a Noise Study prepared by a qualified consultant.
	Does the project generate a consistent noise in excess of 50 dB between 7:00 a.m. and 10:00 p.m., or 45 dB between 10:00 p.m. and 7:00 a.m.?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a Noise Study prepared by a qualified consultant.
21. Airport Noise Contour	Is the project located within a 60 dB airport noise contour?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a Noise Study prepared by a qualified consultant.

Transportation			
22. Traffic	Does the project generate <u>more than 100</u> peak AM or PM trips in <u>TIZ III</u> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	If yes, submit a Traffic Impact Study prepared by a qualified Traffic Engineer.
	Does the project generate <u>more than 200</u> peak AM or PM trips in <u>TIZ I, II or IV</u> ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
	If a Traffic Impact Study was prepared or required to be prepared:		
	Does the traffic study for the project indicate that the Level of Service (LOS) on one or more streets or at one or more intersections in the project vicinity would be reduced to LOS E or F?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a Carbon Monoxide Hotspot Analysis prepared by a qualified consultant.
	Does the traffic study indicate that the project would substantially worsen an already existing LOS F on one or more streets or at more or more intersections in the project vicinity?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities and Service Systems			
23. Water Supply	Would the project include the following:	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate with the City regarding the preparation of a Water Supply Assessment (WSA) prepared by a qualified consultant.
	Residential development of more than 500 dwelling units?		
	A shopping center or business establishment that would employ more than 1,000 persons or have more than 500,000 square feet of floor space?		
	A commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space?		
	A hotel or motel, or both, having more than 500 rooms?		
	An industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupy more than 40 acres of land, or having more than 650,000 square feet of floor area?		
	A mixed-use project that includes one or more of the projects specified above?		
	A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project?		