City of
FRESNO

Parks, After School, Recreation and Community Services
Bruce A. Rudd, PARCS Director

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December 18, 2013

Ms. Jean Lacher, Chief
Office of Grants and Local Services
Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296

Re: City of Fresno, Fulton Mall Stewardship Conversion
Project Number: 06-01547 – Fulton Mall Play area Development

Dear Ms. Lacher:

In response to your letter dated November 7, 2013 regarding the above mentioned project, please find attached the information requested. This includes:

- Current 6(f)(3) map
- Completed LWCF Proposal Description and Environmental Screening Form (PD/ESF)
- New Property Appraisal
- Photographs of proposed new site
- SHPO Concurrence letter

In September the U.S. Department of Transportation announced that the City of Fresno was successfully awarded a TIGER grant to fund the City's Fulton Mall Reconstruction Project ("Mall Project"). These six blocks of Fulton were once Fresno's "Main Street," and even today are lined with the richest and densest collection of historic buildings anywhere in central California. Reopening this street to a mix of vehicles, bicycles, and pedestrians will bring much-needed access and visibility to Fulton's buildings and businesses. Based on the examples of hundreds of other cities across the nation that have successfully reopened their pedestrian malls, this improvement is an essential step in the process of revitalization and economic development in Downtown Fresno.

As you are aware, the two Tot Lots constructed with LWCF and Proposition 40 funds are in the Fulton Mall right-of-way today, and will need to be relocated to

accommodate the planned changes and new use of this landscape resulting from the Mall Project. The City plans to continue providing the public outdoor recreation use and has initiated conversations with the Fresno County Economic Opportunities Commission (EOC) to relocate the Tot Lots to EOC property in the Executive Plaza Campus immediately adjacent to Fulton Mall and their Head Start Program. The proposed new site (see attached picture) will be converted from an underutilized, concrete parking pad to dedicated new park land.

The City has commenced the LWCF conversion process by conducting an appraisal of the proposed new site. Per attached appraisal letter from Hamilton Associates, the two existing Tot Lot sites (806 and 966 sq.ft. = 1,712 square feet total) would be replaced by a new larger site of 2,940 feet valued at $29,000. The new location will allow for increased use of the Tot Lot during the week due to its proximity to the EOC Head Start program, and it will continue to serve the general public at Fulton Mall when the Head Start children are not present, particularly on weekends and during large community events that are regularly held at Mariposa Plaza (Cinco De Mayo, Holiday Parade, and Fresno Downtown Ice Rink, among other events annually which attract well over 100,000 people), less than 50 feet away. In accordance with LWCF guidelines, the new conversion Tot Lot site will help improve the public's park experience by offering immediate access to this recreational amenity to families enjoying the special events. Moreover, the combined Tot Lots will bring together a larger play experience for area children and provide greater opportunities for exploration and creativity. In extensive research conducted on innovation, educator Tony Wagner identified an important pattern: "A childhood of creative play leads to deep-seated interests. Play, passion and purpose, these are the forces that drive young innovators."

Upon your approval, the City will continue negotiations with EOC to purchase the property. It is important to note that our PARCS Department works in partnership with the EOC Local Conservation Corp (LCC) to help maintain several of our parks, and we will coordinate similar Adopt-A-Park efforts at the new Tot Lot site.

Additionally, the City has prepared a Draft Environmental Impact Report (EIR) for the entire Mall Project which incorporates the proposed new Tot Lot site. The Draft EIR is circulating now and available at www.fresno.gov/fultonmall. The City is also working with Caltrans, in the role of the lead agency for NEPA, Section 106, and other federal reviews, and Caltrans is preparing to release a Draft Environmental Assessment (EA) for the project toward the end of this month. Consultation with the State Historic Preservation Officer (SHPO) on this federal undertaking was initiated in November 2013. Both the current location of the Tot Lots as well as the proposed new location were within the boundaries of the Area of Potential Effects (APE) Map that was submitted and approved by the SHPO for the Fulton Mall Reconstruction Project. On

December 10, 2013, the City's Historic Preservation Project Manager prepared a specific APE map for the new Tot Lot location and submitted this with supporting documentation to Bill Meyer, Project Officer, who agreed that the Section 106 consultation was complete for the Conversion project. This information is included as an appendix to the enclosed PD/ESF, submitted for your review and approval. Please also see the attached proposed timeline for implementation.

In summary, we believe that the new Tot Lot site will offer an improved location for the general public and the children from the EOC Head Start program. We look forward to working in partnership with you. Should you need additional information, please contact Irma Yepez-Perez at (559) 621-2957 or Irma.Yepez-Perez@fresno.gov, or for further discussion you can also contact me at (559) 621-7775.

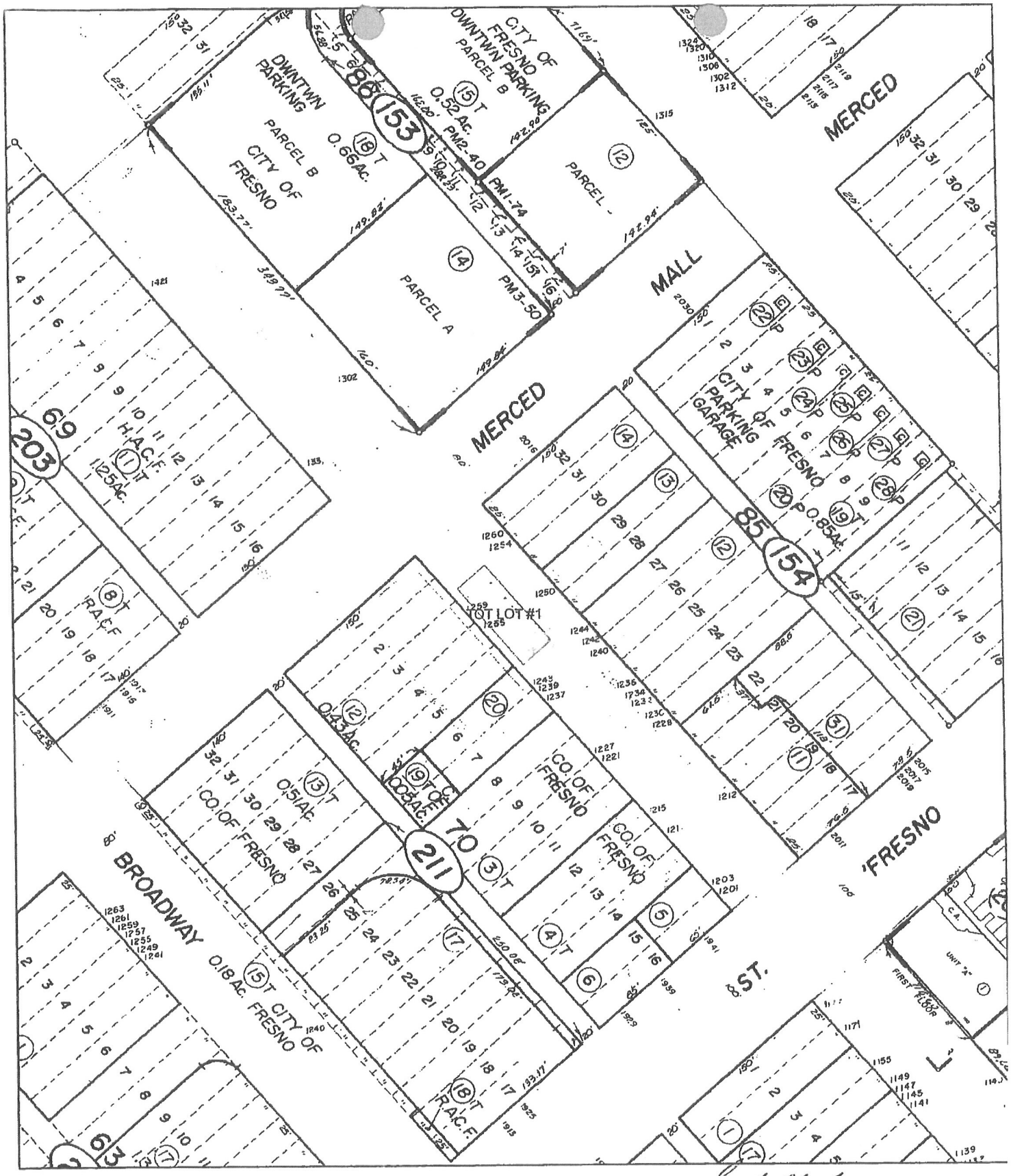
Sincerely,

Bruce A. Rudd
City Manager/PARCS Director

Enclosures

Randall L. Cooper, Director
Parks, Recreation & Community Services
Authorized Representative
Date: May 11, 2005

Section 6 (f)(3) Boundary Map
Fulton Mall Tot Lot Rehabilitation Project



*Line work represents the Fresno County Assessor Map Bk. 466 - Pages 16, 17, 20, 21, 24 and Book 456 - Pages 28, and 32

Randall L. Cooper, Director
Parks, Recreation & Community Services
Authorized Representative
Date: May 11, 2005

Section 6 (f)(3) Boundary Map
Fulton Mall Tot Lot Rehabilitation Project

National Park Service
U.S. Department of the Interior

LWCF Proposal Description and Environmental Screening Form

The purpose of this Proposal Description and Environmental Screening Form (PD/ESF) is to provide descriptive and environmental information about a variety of Land and Water Conservation Fund (LWCF) state assistance proposals submitted for National Park Service (NPS) review and decision. The completed PD/ESF becomes part of the "federal administrative record" in accordance with the National Environmental Policy Act (NEPA) and its implementing regulations. The PD portion of the form captures administrative and descriptive details enabling the NPS to understand the proposal. The ESF portion is designed for States and/or project sponsors to use while the LWCF proposal is under development. Upon completion, the ESF will indicate the resources that could be impacted by the proposal enabling States and/or project sponsors to more accurately follow an appropriate pathway for NEPA analysis: 1) a recommendation for a Categorical Exclusion (CE), 2) production of an Environmental Assessment (EA), or 3) production of an Environmental Impact Statement (EIS). The ESF should also be used to document any previously conducted yet still viable environmental analysis if used for this federal proposal. The completed PD/ESF must be submitted as part of the State's LWCF proposal to NPS.

Except for the proposals listed below, the PD/ESF **must** be completed, including the appropriate NEPA document, signed by the State, and submitted with each new federal application for LWCF assistance and amendments for: scope changes that alter or add facilities and/or acres; conversions; public facility exceptions; sheltering outdoor facilities; and changing the original intended use of an area from that which was approved in an earlier LWCF agreement. Consult the LWCF Program Manual (www.nps.gov/lwcf) for detailed guidance for your type of proposal and on how to comply with NEPA.

For the following types of proposals only this Cover Page is required because these types of proposals are administrative in nature and are categorically excluded from further NEPA environmental analysis. NPS will complete the NEPA CE Form. Simply check the applicable box below, and complete and submit only this **Cover Page** to NPS along with the other items required for your type of proposal as instructed in the LWCF Program Manual.

- ☐ SCORP planning proposal
- ☐ Time extension with no change in project scope or with a reduction in project scope
- ☐ To delete work **and** no other work is added back into the project scope
- ☐ To change project cost with no change in project scope or with a reduction in project scope
- ☐ To make an administrative change that does not change project scope

Name of LWCF Proposal: Fresno Fulton Mall-Stewardship Conversion **Date Submitted to NPS:** 12/19/13

Prior LWCF Project Number(s) *List all prior LWCF project numbers and all park names associated with assisted site(s):*

Project Number: 06-01547 Fulton Mall Play Area Development

Local or State Project Sponsoring Agency *(recipient or sub-recipient in case of pass-through grants)*:

City of Fresno

Local or State Sponsor Contact:

Name/Title:
Irma Yepez-Perez, Grant Writer

Office/Address:

848 M. Street, Third Floor

Phone/Fax: (559) 62-2957 / (559)457-1532 **Email:** Irma.Yepez-Perez@fresno.gov

Using a separate sheet for narrative descriptions and explanations, address each item and question in the order it is presented, and identify each response with its item number such as Step 1-A1, A2; Step 3-B1; Step 6-A1, A29; etc.

Step 1. Type of LWCF Proposal

____ **New Project Application**

- ☐ **Acquisition** *Go to Step 2A*
- ☐ **Development** *Go to Step 2B*
- ☐ **Combination (Acquisition & Development)** *Go to Step 2C*

X___ **Project Amendment**

- ☐ **Increase in scope or change in scope from original agreement.** *Complete Steps 3A, and 5 through 7.*
- ☒ **6(f) conversion proposal.** *Complete Steps 3B, and 5 through 7.*
- ☐ **Request for public facility in a Section 6(f) area.** *Complete Steps 3C, and 5 through 7.*

____ **Request for temporary non-conforming use in a Section 6(f) area.** *Complete Steps 4A, and 5 through 7.*

____ **Request for significant change in use/intent of original LWCF application.** *Complete Steps 4B, and 5 through 7.*

____ **Request to shelter existing/new facility within a Section 6(f) area regardless of funding source.** *Complete Steps 4C, and 5 through 7.*

Step 2. New Project Application (See LWCF Manual for guidance.)

A. For an Acquisition Project

1. Provide a brief narrative about the proposal that provides the reasons for the acquisition, the number of acres to be acquired with LWCF assistance, and a description of the property. Describe and quantify the types of existing resources and features on the site (for example, 50 acres wetland, 2,000 feet beachfront, 200 acres forest, scenic views, 100 acres riparian, vacant lot, special habitat, any unique or special features, recreation amenities, historic/cultural resources, hazardous materials/ contamination history, restrictions, institutional controls, easements, rights-of-way, above ground/underground utilities, including wires, towers, etc.).

2. How and when will the site be made open and accessible for public outdoor recreation use (signage, entries, parking, site improvements, allowable activities, etc.)?

3. Describe development plans for the proposal for the site(s) for public outdoor recreation use within the next three (3) years.

4. SLO must complete the State Appraisal/Waiver Valuation Review form in Step 7 certifying that the appraisal(s) has been reviewed and meets the "Uniform Appraisal Standards for Federal Land Acquisitions" or a waiver valuation was approved per 49 CFR 24.102(c)(2)(ii). State should retain copies of the appraisals and make them available if needed.

5. Address each item in "D" below.

B. For a Development Project

1. Describe the physical improvements and/or facilities that will be developed with federal LWCF assistance, including a site sketch depicting improvements, where and how the public will access the site, parking, etc. Indicate entrances on 6(f) map. Indicate to what extent the project involves new development, rehabilitation, and/or replacement of existing facilities.

2. When will the project be completed and open for public outdoor recreation use?

3. Address each item in "D" below.

C. For a Combination Project

1. For the acquisition part of the proposal:
   a. Provide a brief narrative about the proposal that provides the reasons for the acquisition, number of acres to be acquired with LWCF assistance, and describes the property. Describe and quantify the types of existing resources and features on the site (for example, 50 acres wetland, 2,000 feet beachfront, 200 acres forest, scenic views, 100 acres riparian, vacant lot, special habitat, any unique or special features, recreation amenities, historic/cultural resources, hazardous materials/ contamination history, restrictions, institutional controls, easements, rights-of-way, above ground/underground utilities, including wires, towers, etc.)

   b. How and when will the site be made open and accessible for public outdoor recreation use (signage, entries, parking, site improvements, allowable activities, etc.)?

   c. Describe development plans for the proposed for the site(s) for public outdoor recreation use within the next three (3) years.

   d. SLO must complete the State Appraisal/Waiver Valuation Review form in Step 7 certifying that the appraisal(s) has been reviewed and meets the "Uniform Appraisal Standards for Federal Land Acquisitions" or a waiver valuation was approved per 49 CFR 24.102(c)(2)(ii). State should retain copies of the appraisals and make them available if needed.

2. For the development part of the proposal:
   a. Describe the physical improvements and/or facilities that will be developed with federal LWCF assistance, including a site sketch depicting improvements, where and how the public will access the site, parking, etc. Indicate entrances on 6(f) map. Indicate to what extent the project involves new development, rehabilitation, and/or replacement of existing facilities.

   b. When will the project be completed and open for public outdoor recreation use?

3. Address each item in "D" below.

D. Additional items to address for a new application and amendments

1. Will this proposal create a **new** public park/recreation area **where none previously existed** and is not an addition to an existing public park/recreation area? Yes __X_ (go to #3) No ____ (go to #2)

2. a. What is the name of the pre-existing public area that this new site will be added to?

   b. Is the pre-existing public park/recreation area already protected under Section 6(f)? Yes ___ No ___
   If no, will it now be included in the 6(f) boundary? Yes ___ No ___

3. What will be the name of this **new** public park/recreation area? *Mariposa Plaza Playground*

4. a. Who will hold title to the property assisted by LWCF? Who will manage and operate the site(s)?
   The City of Fresno will hold title to the new property site, and will manage/operate the site.

   b. What is the sponsor's type of ownership and control of the property?
   __X__ Fee simple ownership
   ____ Less than fee simple. Explain:
   ____ Lease. Describe lease terms including renewable clauses, # of years remaining on lease, etc. Who will lease area? Submit copy of lease with this PD/ESF. (See LWCF Manual for **program restrictions** for leases and further guidance.)

5. Describe the nature of any rights-of-way, easements, reversionary interests, etc. to the Section 6(f) park area? Indicate the location on 6(f) map. Do parties understand that a Section 6(f) conversion may occur if private or non-recreation activities occur on any pre-existing right-of-way, easement, leased area? *A new 6(f)(3) map will be submitted upon approval and purchase of the new property site.*

6. Are overhead utility lines present, and if so, explain how they will be treated per LWCF Manual. *No*

7. As a result of this project, describe **new** types of outdoor recreation opportunities and capacities, and short and long term public benefits. Please see attached document with additional information.

8. Explain any existing non-recreation and non-public uses that will continue on the site(s) and/or proposed for the future within the 6(f) boundary. *Please see attached document.*

9. Describe the planning process that led to the development of this proposal. Your narrative should address:
   a. How was the interested and affected public notified and provided opportunity to be involved in planning for and developing your LWCF proposal? Who was involved and how were they able to review the **completed** proposal, including any state, local, federal agency professionals, subject matter experts, members of the public and Indian Tribes. Describe any public meetings held and/or formal public comment periods, including dates and length of time provided for the public to participate in the planning process and/or to provide comments on the completed proposal.

   b. What information was made available to the public for review and comment? Did the sponsor provide written responses addressing the comments? If so, include responses with this PD/ESF submission.

10. How does this proposal implement statewide outdoor recreation goals as presented in the Statewide Comprehensive Outdoor Recreation Plan (SCORP) (include references), and explain why this proposal was selected using the State's Open Project Selection Process (OPSP). *Please see attached document*

11. List all source(s) and amounts of financial match to the LWCF federal share of the project. The value of the match can consist of cash, donation, and in-kind contributions. The federal LWCF share and financial matches must result in a viable outdoor recreation area and not rely on other funding not mentioned here. Other federal resources may be used as a match if specifically authorized by law.

Source	Type of Match	Value
		$
		$
		$

12. Is this LWCF project scope part of a larger effort not reflected on the SF-424 *(Application for Federal Assistance)* and grant agreement? If so, briefly describe the larger effort, funding amount(s) and source(s). This will capture information about partnerships and how LWCF plays a role in leveraging funding for projects beyond the scope of this federal grant.

13. List all required federal, state, and local permits/approvals needed for the proposal and explain their purpose and status.

Proceed to Steps 5 through 7

Step 3. Project Amendment (See LWCF Manual for guidance.)

A. Increase/Change in Project Scope

1. **For Acquisition Projects**: To acquire additional property that was not described in the original project proposal and NEPA documentation, follow Step 2A-Acquisition Project and 2D.

2. **For Development Projects:** To change the project scope for a development project that alters work from the original project scope by adding elements or enlarging facilities, follow Step 2B-Development Project and 2D.

3. **For Combination Projects**: Follow Step 2C as appropriate.

B. Section 6(f)(3) Conversion Proposal

Prior to developing your Section 6(f)(3) conversion proposal, you must consult the LWCF Manual and 36 CFR 59.3 for complete guidance on conversions. Local sponsors must consult early with the State LWCF manager when a conversion is under consideration or has been discovered. States must consult with their NPS-LWCF manager as early as possible in the conversion process for guidance and to sort out and discuss details of the conversion proposal to avoid mid-course corrections and unnecessary delays. **A critical first step is for the State and NPS to agree on the size of the Section 6(f) park land impacted by any non-recreation, non-public use,**

especially prior to any appraisal activity. Any previous LWCF project agreements and actions must be identified and understood to determine the actual Section 6(f) boundary.

The Section 6(f)(3) conversion proposal including the required NEPA environmental review documents (CE recommendation or an EA document) must focus on the loss of public outdoor recreation park land and recreational usefulness, and its replacement per 36 CFR 59, and **not** the activities precipitating the conversion or benefits thereof, such as the impacts of constructing a new school to relieve overcrowding or constructing a hotel/restaurant facility to stimulate the local economy. Rather, the environmental review must 1) focus on "resource impacts" as indicated on the ESF (Step 6), including the loss of public park land and recreation opportunities (ESF A-15), and 2) the impacts of creating new replacement park land and replacement recreation opportunities. A separate ESF must be generated for the converted park area and each replacement site. Section 6(f)(3) conversions always have more than minor impacts to outdoor recreation (ESF A-15) as a result of loss of parkland requiring an EA, except for "small" conversions as defined in the LWCF Manual Chapter 8.

For NPS review and decision, the following elements are required to be included in the State's completed conversion proposal to be submitted to NPS:

1. A letter of transmittal from the SLO recommending the proposal.

2. A detailed explanation of the sponsor's need to convert the Section 6(f) parkland including all efforts to consider other practical alternatives to this conversion, how they were evaluated, and the reasons they were not pursued.

3. An explanation of how the conversion is in accord with the State Comprehensive Outdoor Recreation Plan (SCORP).

4. Completed "State Appraisal/Waiver Valuation Review form in Step 7 for each of the converted and replacement parcels certifying that the appraisals meet the "Uniform Appraisal Standards for Federal Land Acquisitions." States must retain copies of the appraisals/waiver valuations and make them available for review upon request.

5. For the park land proposed for conversion, a detailed description including the following:
   a. Specific geographic location on a map, 9-digit zip code, and name of park or recreation area proposed for conversion.

   b. Description of the area proposed for the conversion including the acreage to be converted and any acreage remaining. For determining the size of the conversion, consider not only the physical footprint of the activity precipitating the conversion, but how the precipitating activity will impact the entire 6(f) park area. In many cases the size of the converted area is larger than the physical footprint. Include a description of the recreation resources, facilities, and recreation opportunities that will be impacted, displaced or lost by the proposed conversion. For proposals to partially convert a Section 6(f) park area, the remaining 6(f) park land must remain recreationally viable and not be impacted by the activities that are precipitating the conversion. If it is anticipated that the precipitating activities impact the remaining Section 6(f) area, the proposed area for the conversion should be expanded to encompass all impacted park land.

   c. Description of the community and population served by the park, including users of the park and uses.

   d. For partial conversions, a revised 6(f) map clearly indicating both the portion that is being converted and the portion remaining intact under Section 6(f).

6. For each proposed replacement site:
   a. Specific geographic location on a map, 9-digit zip code, and geographical relationship of converted and replacement sites. If site will be added to an existing public park/outdoor recreation area, indicate on map.

   b. Description of the site's physical characteristics and resource attributes with number and types of resources and features on the site, for example, 15 acres wetland, 2,000 feet beachfront, 50 acres forest, scenic views, 75 acres riparian, vacant lot, special habitat, any unique or special features, structures, recreation amenities, historic/cultural resources, hazardous materials/contamination history, restrictions, institutional controls, easements, rights-of-way, overhead/underground utilities including overhead wires, towers, etc.

c. Identification of the owner of the replacement site and its recent history of use/function up to the present.

d. Detailed explanation of how the proposed replacement site is of reasonably equivalent usefulness and location as the property being converted, including a description of the recreation needs that will be met by the new replacement parks, populations to be served, and new outdoor recreation resources, facilities, and opportunities to be provided.

e. Identification of owner and manager of the new replacement park?

f. Name of the new replacement park. If the replacement park is added to an existing public park area, will the existing area be included within the 6(f) boundary? What is the name of the existing public park area?

g. Timeframe for completing the new outdoor recreation area(s) to replace the recreation opportunity lost per the terms of conversion approval and the date replacement park(s) will be open to the public.

h. New Section 6(f) map for the new replacement park.

7. NEPA environmental review, including NHPA Section 106 review, for both the converted and replacement sites in the same document to analyze how the converted park land and recreational usefulness will be replaced. Except for "small" conversions (see LWCF Manual Chapter 8), conversions usually require an EA.

Proceed to Steps 5 through 7

C. Proposal for a Public Facility in a Section 6(f) Area

Prior to developing this proposal, you must consult the LWCF Manual for complete guidance. In summary, NPS must review and decide on requests to construct a public indoor and/or non-recreation facility within a Section 6(f) area. In certain cases NPS may approve the construction of public facilities within a Section 6(f) area where it can be shown that there will be a net gain in **outdoor recreation** benefits and enhancements for the entire park. In most cases, development of a non-recreation public facility within a Section 6(f) area constitutes a conversion. For NPS review, the State/sponsor must submit a proposal to NPS under a letter of transmittal from the SLO that:

1. Describes the purpose and all proposed uses of the public facility such as types of programming, recreation activities, and special events including intended users of the new facility and any agency, organization, or other party to occupy the facility. Describe the interior and exterior of the facility, such as office space, meeting rooms, food/beverage area, residential/lodging area, classrooms, gyms, etc. Explain how the facility will be compatible with the outdoor recreation area. Explain how the facility and associated uses will significantly support and enhance existing and planned outdoor recreation resources and uses of the site, and how outdoor recreation use will remain the primary function of the site. (The public's outdoor recreation use must continue to be greater than that expected for any indoor use, unless the site is a single facility, such as a swimming pool, which virtually occupies the entire site.)

2. Indicates the exact location of the proposed public facility and associated activities on the site's Section 6(f) map. Explain the design and location alternatives considered for the public facility and why they were not pursued.

3. Explains who will own and/or operate and maintain the facility? Attach any 3rd party leases and operation and management agreements. When will the facility be open to the public? Will the facility ever be used for private functions and closed to the public? Explain any user or other fees that will be instituted, including the fee structure.

4. Includes required documents as a result of a completed NEPA process (Steps 5 – 7).

Proceed to Steps 5 through 7

Step 4. Proposals for Temporary Non-Conforming Use, Significant Change in Use, and Sheltering Facilities (See LWCF Manual for guidance.)

A. Proposal for Temporary Non-Conforming Use

Prior to developing this proposal, you must consult the LWCF Manual for complete guidance. NPS must review and decided on requests for temporary uses that do not meet the requirements of allowable activities within a Section 6(f) area. A temporary non-conforming use is limited to a period of six months (180 days) or less. Continued use beyond six-months will not be considered temporary, and may result in a Section 6(f)(3) conversion of use requiring the replacement of converted parkland. For NPS review, describe the temporary non-conforming use (activities other than public outdoor recreation) in detail including the following information:

1. A letter of transmittal from the SLO recommending the proposal.
2. Describe in detail the proposed temporary non-conforming use and all associated activities, why it is needed, and alternative locations that were considered and why they were not pursued.
3. Explain length of time needed for the temporary non-conforming use and why.
4. Describe the size of the Section 6(f) area affected by the temporary non-conforming use activities and expected impacts to public outdoor recreation areas, facilities and opportunities. Explain efforts to keep the size of the area impacted to a minimum. Indicate the location of the non-conforming use on the site's 6(f) map.
5. Describe any anticipated temporary/permanent impacts to the Section 6(f) area and how the sponsor will mitigate them during and after the non-conforming use ceases.
6. Consult the LWCF Manual for additional requirements and guidelines before developing the proposal.

Proceed to Steps 5 through 7

B. Proposal for Significant Change in Use

Prior to developing the proposal, you must consult the LWCF Manual for complete guidance. NPS approval must be obtained prior to any change from one eligible use to another when the proposed use would significantly contravene the original plans or intent for the area outlined in the original LWCF application for federal assistance. Consult with NPS for early determination on the need for a formal review. NPS approval is only required for proposals that will **significantly** change the use of a LWCF-assisted site (e.g., from passive to active recreation). The proposal must include and address the following items:

1. A letter of transmittal from the SLO recommending the proposal.
2. Description of the proposed changes and how they significantly contravene the original plans or intent of LWCF agreements.
3. Explanation of the need for change in use and how the change is consistent with local plans and the SCORP.
4. Consult the LWCF Manual for additional requirements and guidelines before developing the proposal.

Proceed to Steps 5 through 7

C. Proposal for Sheltering Facilities

Prior to developing this proposal, you must consult the LWCF Manual for complete guidance. NPS must review and decide on all proposals to shelter an existing outdoor recreation facility or construct a new sheltered recreation facility within a Section 6(f) area regardless of funding source. The proposal must demonstrate that there is an increased benefit to public recreation opportunity. Describe the sheltering proposal in detail, including the following:

1. A letter of transmittal from the SLO recommending the proposal.
2. Describe the proposed sheltered facility, how it would operate, how the sheltered facility will include recreation uses that could typically occur outdoors, and how the primary purpose of the sheltered facility is recreation.

3. Explain how the sheltered facility would not substantially diminish the outdoor recreation values of the site including how the sheltered facility will be compatible and significantly supportive of the outdoor recreation resources present and/or planned.

4. Explain how the sheltered facility will benefit the total park's outdoor recreation use.

5. Describe efforts provided to the public to review the proposal to shelter the facility and has local support.

6. Document that the sheltered facility will be under the control and tenure of the public agency which sponsors and administers the original park area.

7. Consult the LWCF Manual for additional requirements and guidelines before developing the proposal.

Proceed to Steps 5 through 7

Step 5. Summary of Previous Environmental Review (including E.O. 12372 - Intergovernmental Review)

To avoid duplication of effort and unnecessary delays, describe any prior environmental review undertaken at any time and still viable for this proposal or related efforts that could be useful for understanding potential environmental impacts. Consider previous local, state, federal (e.g. HUD, EPA, USFWS, FHWA, DOT) and any other environmental reviews. At a minimum, address the following:

1. Date of environmental review(s), purpose for the environmental review(s) and for whom they were conducted.

2. Description of the proposed action and alternatives.

3. Who was involved in identifying resource impact issues and developing the proposal including the interested and affected public, government agencies, and Indian tribes.

4. Environmental resources analyzed and determination of impacts for proposed actions and alternatives.

5. Any mitigation measures to be part of the proposed action.

6. Intergovernmental Review Process (Executive Order 12372): Does the State have an Intergovernmental Review Process? Yes _____ No _____. If yes, has the LWCF Program been selected for review under the State Intergovernmental Review Process? Yes _____ No _____. If yes, was this proposal reviewed by the appropriate State, metropolitan, regional and local agencies, and if so, attach any information and comments received about this proposal. If proposal was not reviewed, explain why not.

7. Public comment periods (how long, when in the process, who was invited to comment) and agency response.

8. Any formal decision and supporting reasons regarding degree of potential impacts to the human environment.

9. Was this proposed LWCF federal action and/or any other federal actions analyzed/reviewed in any of the previous environmental reviews? If so, what was analyzed and what impacts were identified? Provide specific environmental review document references.

Use resource impact information generated during previous environmental reviews described above and from recently conducted site inspections to complete the Environmental Screening Form (ESF) portion of this PD/ESF under Step 6. Your ESF responses should indicate your proposal's potential for impacting each resource as determined in the previous environmental review(s), and include a reference to where the analysis can be found in an earlier environmental review document. If the previous environmental review documents contain proposed actions to mitigate impacts, briefly summarize the mitigation for each resource as appropriate. The appropriate references for previous environmental review document(s) must be documented on the ESF, and the actual document(s) along with this PD/ESF must be included in the submission for NPS review.

Proceed to Steps 6 through 7

Step 6. Environmental Screening Form (ESF)

This portion of the PD/ESF is a working tool used to identify the level of environmental documentation which must accompany the proposal submission to the NPS. By completing the ESF, the project sponsor is providing support for its recommendation in Step 7 that the proposal either:

1. meets criteria to be categorically excluded (CE) from further NEPA review and no additional environmental documentation is necessary; or

2. requires further analysis through an environmental assessment (EA) or an environmental impact statement (EIS).

An ESF alone does not constitute adequate environmental documentation unless a CE is recommended. If an EA is required, the EA process and resulting documents must be included in the proposal submission to the NPS. If an EIS may be required, the State must request NPS guidance on how to proceed.

The scope of the required environmental analysis will vary according to the type of LWCF proposal. For example, the scope for a new LWCF project will differ from the scope for a conversion. Consult the LWCF Manual for guidance on defining the scope or extent of environmental analysis needed for your LWCF proposal. As early as possible in your planning process, consider how your proposal/project may have direct, indirect and cumulative impacts on the human environment for your type of LWCF action so planners have an opportunity to design alternatives to lessen impacts on resources, if appropriate. When used as a planning tool in this way, the ESF responses may change as the proposal is revised until it is ready for submission for federal review. Initiating or completing environmental analysis after a decision has been made is contrary to both the spirit and letter of the law of the NEPA.

The ESF should be completed with input from resource experts and in consultation with relevant local, state, tribal and federal governments, as applicable. The interested and affected public should be notified of the proposal and be invited to participate in scoping out the proposal (see LWCF Manual Chapter 4). At a minimum, a site inspection of the affected area must be conducted by individuals who are familiar with the type of affected resources, possess the ability to identify potential resource impacts, and to know when to seek additional data when needed.

At the time of proposal submission to NPS for federal review, the completed ESF must justify the NEPA pathway that was followed: CE recommendation, production of an EA, or production of an EIS. The resource topics and issues identified on the ESF for this proposal must be presented and analyzed in an attached EA/EIS. Consult the LWCF Manual for further guidance on LWCF and NEPA.

The ESF contains two parts that must be completed:

Part A. Environmental Resources **Part B. Mandatory Criteria**

Part A: For each environmental resource topic, choose an impact estimate level (none, negligible, minor, exceeds minor) that describes the degree of potential negative impact for each listed resource that may occur directly, indirectly and cumulatively as a result of federal approval of your proposal. For each impacted resource provide a brief explanation of how the resource might be affected, how the impact level was determined, and why the chosen impact level is appropriate. If an environmental review has already been conducted on your proposal and is still viable, include the citation including any planned mitigation for each applicable resource, and choose an impact level as mitigated. If the resource does not apply to your proposal, mark NA in the first column. Add any relevant resources (see A.24 on the ESF) if not included in the list.

Use a separate sheet to briefly clarify how each resource could be adversely impacted; any direct, indirect, and cumulative impacts that may occur; and any additional data that still needs to be determined. Also explain any planned mitigation already addressed in previous environmental reviews.

Part B: This is a list of mandatory impact criteria that preclude the use of categorical exclusions. If you answer "yes" or "maybe" for any of the mandatory criteria, you must develop an EA or EIS regardless of your answers in Part A. Explain all "yes" and "maybe" answers on a separate sheet.

For conversions, complete one ESF for each of the converted and replacement sites.

A. ENVIRONMENTAL RESOURCES Indicate potential for adverse impacts. Use a separate sheet to clarify responses per instructions for Part A on page 9.	**Not Applicable-** Resource does not exist	**No/Negligible Impacts-** Exists but no or negligible impacts	**Minor Impacts**	**Impacts Exceed Minor** EA/EIS required	**More Data Needed to Determine Degree of Impact** EA/EIS required
1. Geological resources: soils, bedrock, slopes, streambeds, landforms, etc.	X				
2. Air quality	X				
3. Sound (noise impacts)	X				
4. Water quality/quantity	X				
5. Stream flow characteristics	X				
6. Marine/estuarine	X				
7. Floodplains/wetlands	X				
8. Land use/ownership patterns; property values; community livability	X				
9. Circulation, transportation		X			
10. Plant/animal/fish species of special concern and habitat; state/ federal listed or proposed for listing	X				
11. Unique ecosystems, such as biosphere reserves, World Heritage sites, old growth forests, etc.	X				
12. Unique or important wildlife/ wildlife habitat	X				
13. Unique or important fish/habitat	X				
14. Introduce or promote invasive species (plant or animal)	X				
15. Recreation resources, land, parks, open space, conservation areas, rec. trails, facilities, services, opportunities, public access, etc. *Most conversions exceed minor impacts. See Step 3.B*			X		
16. Accessibility for populations with disabilities		X			
17. Overall aesthetics, special characteristics/features	X				
18. Historical/cultural resources, including landscapes, ethnographic, archeological, structures, etc. Attach SHPO/THPO determination.	X				
19. Socioeconomics, including employment, occupation, income changes, tax base, infrastructure	X				
20. Minority and low-income populations		X			
21. Energy resources (geothermal, fossil fuels, etc.)	X				
22. Other agency or tribal land use plans or policies	X				
23. Land/structures with history of contamination/hazardous materials even if remediated	X				
24. Other important environmental resources to address.	X				

B. MANDATORY CRITERIA If your LWCF proposal is approved, would it...	Yes	No	To be determined
1. Have significant impacts on public health or safety?		X	
2. Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation, or refuge lands, wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands (E.O. 11990); floodplains (E.O 11988); and other ecologically significant or critical areas.		X	
3. Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources [NEPA section 102(2)(E)]?		X	
4. Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks?		X	
5. Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects?		X	
6. Have a direct relationship to other actions with individually insignificant, but cumulatively significant, environmental effects?		X	
7. Have significant impacts on properties listed or eligible for listing on the National Register of Historic Places, as determined by either the bureau or office.(Attach SHPO/THPO Comments)		X	
8. Have significant impacts on species listed or proposed to be listed on the List of Endangered or Threatened Species, or have significant impacts on designated Critical Habitat for these species.		X	
9. Violate a federal law, or a state, local, or tribal law or requirement imposed for the protection of the environment?		X	
10. Have a disproportionately high and adverse effect on low income or minority populations (Executive Order 12898)?		X	
11. Limit access to and ceremonial use of Indian sacred sites on federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites (Executive Order 13007)?		X	
12. Contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area, or actions that may promote the introduction, growth, or expansion of the range of such species (Federal Noxious Weed Control Act and Executive Order 13112)?		X	

Environmental Reviewers

The following individual(s) provided input in the completion of the environmental screening form. *List all reviewers including name, title, agency, field of expertise. Keep all environmental review records and data on this proposal in state compliance file for any future program review and/or audit. The ESF may be completed as part of a LWCF pre-award site inspection if conducted in time to contribute to the environmental review process for the proposal.*

1. Irma Yepez-Perez, City of Fresno Grant Writer

2. Eliot Balch, City of Fresno Downtown Revitalization Manager

3. Karana Hattersley-Drayton, City of Fresno Historic Preservation Manager

The following individuals conducted a site inspection to verify field conditions.
List name of inspector(s), title, agency, and date(s) of inspection.

1. Irma Yepez-Perez, Grant Writer 6/22/12, 11/15/12, and 12/17/13

2. Eliot Balch, Downtown Revitalization Manager 6/22/12 and

3. Tony Hernandez, City Park Supervisor, Certified Playground Inspector (#21625-0416) 6/22/12 & 11/15/12

State may require signature of
LWCF sub-recipient applicant here: _____ **Date**_____

Step 7. Recommended NEPA Pathway and State Appraisal/Waiver Valuation

First, consult the attached list of "Categorical Exclusions (CEs) for Which a Record is Needed." If you find your action in the CE list **and** you have determined in Step 6A that impacts will be minor or less for each applicable environmental resource on the ESF **and** you answered "no" to all of the "Mandatory Criteria" questions in Step 6B, the proposal qualifies for a CE. Complete the following "State LWCF Environmental Recommendations" box indicating the CE recommendation.

If you find your action in the CE list **and** you have determined in Step 6A that impacts will be greater than minor or that more data is needed for any of the resources **and** you answered "no" to all of the "Mandatory Criteria" questions, your environmental review team may choose to do additional analysis to determine the context, duration, and intensity of the impacts of your project or may wish to revise the proposal to minimize impacts to meet the CE criteria. If impacts remain at the greater than minor level, the State/sponsor must prepare an EA for the proposal. Complete the following "State Environmental Recommendations" box indicating the need for an EA.

If you do not find your action in the CE list, regardless of your answers in Step 6, you must prepare an EA or EIS. Complete the following "State Environmental Recommendations" box indicating the need for an EA or EIS.

State NEPA Pathway Recommendation

☒ *I certify that a site inspection was conducted for each site involved in this proposal and to the best of my knowledge, the information provided in this LWCF Proposal Description and Environmental Screening Form (PD/ESF) is accurate based on available resource data. All resulting notes, reports and inspector signatures are stored in the state's NEPA file for this proposal and are available upon request. On the basis of the environmental impact information for this LWCF proposal as documented in this LWCF PD/ESF with which I am familiar, I recommend the following LWCF NEPA pathway:*

☒ This proposal qualifies for a Categorical Exclusion (CE).

- CE Item #: C2
- Explanation: The City will purchase new larger property just 1,150 feet from current site and there are no proposed changes from the current land use or any potential impact on environment.

☐ This proposal requires an Environmental Assessment (EA) which is attached and has been produced by the State/sponsor in accordance with the LWCF Program Manual.

☐ This proposal may require an Environmental Impact Statement (EIS). NPS guidance is requested per the LWCF Program Manual.

Reproduce this certificate as necessary. Complete for each LWCF appraisal or waiver valuation.

State Appraisal/Waiver Valuation Review

Property address: **Date of appraisal transmittal letter/waiver:**

Real property value: $ **Effective date of value:**

I certify that: ☐ *a State-certified Review Appraiser has reviewed the appraisal and has determined that it was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions.*

OR

☐ *the State has reviewed and approved a waiver valuation for this property per 49 CFR 24.102(c)(2)(ii).*

SLO/ASLO Original Signature: _____ **Date:** _____

Typed Name, Title, Agency:

LWCF Proposal Description and Environmental Screening Form

Re: Mariposa Plaza Playground

Step 2 D Additional Items

7. Per Exhibit A & B, there are two Tot-Lots at opposite end of the Fulton Mall, a half mile long, 7.3 acre pedestrian mall in Fresno California. Tot Lot 1 measures 806 feet, and Tot Lot 2 measures 966 feet. The City of Fresno is requesting a conversion of the property to an alternate site near Mariposa Plaza. The proposed new Mariposa Plaza Playground site will:

1. Convert a concrete parking lot into a new children's playground.
2. Increase the play area from 1,772 feet to 2,940 feet.
3. Create new recreational opportunities immediately adjacent to Mariposa Plaza, which is the largest activity area on Fulton Mall.
4. Creates greater opportunities for social interaction and play by combining both Tot-Lots located at opposite ends of Fulton Mall into one location.

The short term public benefit is the new playground site is larger and will be located just 50 feet from the highest public use area on Fulton Mall. The new site will not only provide greater access to the general public, but will help improve use during the week because of its proximity to the Head Start Program. The long term benefit is the additional recreational opportunities created at the new location, by converting a concrete parking lot into a new playground for children ages 0 to 12 years old. The playground will provide a safe environment for children and families to interact and help build a healthier community.

8. The new 2,940 square foot site will be converted into a playground site. A new 6(f)(3) map will be submitted for the new property once this item is approved and the property is purchased. There will be no other uses or activities at the new site.

9. Early and continuing coordination with the general public and appropriate public agencies is an essential part of the environmental review process. The City of Fresno has taken appropriate measures to involve the public at every level from the various planning workshop meetings at or near the Fulton Mall site, to the City Council public hearings for the Fulton Mall Reconstruction Project, which includes the new Mariposa Plaza Playground site. In accordance with the Notice of Preparation (NOP) and Environmental Impact Report (EIR) process, the public has had diverse opportunities for input through: "public design workshops, written public input through a variety of media, diverse presentations to community, business groups, and the media about the project, and the involvement of the Downtown property and business owner association in planning for implementation." The planning workshops alone included approximately 400 community members. The NOP was sent to 59 federal, state, regional, and local government agencies, utilities, and other interested parties on April 2, 2012. These groups were also invited to a scoping meeting on April 17, 2012.

The public process has involved diverse professionals and numerous agencies at the State, local and national level including:

- Charles Birnbaum, a landscape architect, preservationist, and founder of The Cultural Landscape Foundation, an institution dedicated to increasing the public's awareness and understanding of the importance and legacy of cultural landscapes such as the Fulton Mall, and
- Robert Gibbs, an urban commercial real estate consultant and founder of Gibbs Planning Group, one of the foremost urban retail planning consultancies in America. Gibbs authored the book *Principles of Urban Retail Planning and Development*, published in January 2012.
- Federal staff in a variety of agencies such as the Federal Highway Administration, California Division, US Department of Transportation Secretaries Ray LaHood and Anthony Foxx, Deputy Secretary John Porcari, and Deputy Assistant Secretary for Transportation Policy Beth Osborne; Environmental Protection Agency Administrator Gina McCarthy; HUD Secretary Donovan; Jay Williams, Deputy Director of the White House Office of Intergovernmental Affairs; Senators Feinstein and Barbara Boxer; and Representatives Jim Costa and Devin Nunes; State Historic Preservation Officer Carol Roland-Nawi. Additionally, the City's application for federal funding for the Project included letters of support from Caltrans Director Malcolm Dougherty, California High-Speed Rail Authority Board Chair Dan Richard, OPR Director Alex, and Department of Food and Agriculture Secretary Karen Ross.

Between April 2010 and August 2013, the City staff sent out 10 e-newsletters, each with a circulation ranging from approximately 3,100 to 4,000 addresses, which provided information about the Fulton Mall and this project.

A Notice for the Draft EIR was published in the Fresno Bee on November 27, 2013. Comments for the draft EIR are due January 13, 2014. Notices in Spanish and English have been posted on at least16 poles located throughout the Fulton Mall including the area immediately adjacent to the proposed Mariposa Plaza Playground. Additionally, documents relating to the environmental review and the design processes are readily available to the public online at www.fresno.gov/fultonmall. To date no comments have been received.

10. Per the 2009 Summary Findings Survey on Public Opinions and Attitudes on Outdoor Recreation in California (CORP), the key findings from the telephone and mail/on line surveys included the following:

"The most important park facilities and services are play areas for young children."

"The most important facilities and services to Hispanics were play activity areas for tots, and young children."

"The majority (87%) of Californians agree that recreation programs improve people's health."

The new Mariposa Plaza Playground will help address these key findings by providing play activities for young children. Per population projections for the Central Valley Counties by the year 2020 the "Urban growth within the Valley is projected to be an outstanding 20 to 25% higher than in California coastal communities." The Hispanic population will exceed all other ethnic groups including Whites. The most important type of facility or service for this segment of the population is play areas for children such as the proposed Mariposa Plaza Playground. The new playground area will improve opportunities for creating a healthier community in Fresno by offering opportunities for physical activity and social interaction.

3 B. Section 6(f)(3) Conversion Proposal

2. Per attached letter to the State Department of Parks and Recreation dated 12/19/2013, the City of Fresno was successfully awarded a TIGER grant from the U.S. Department of Transportation for the City's Fulton Mall Reconstruction Project (Mall Project). This half mile long, 7.3 acre pedestrian mall on Fulton Street was once Fresno's "Main Street." The City of Fresno has plans to reopen the street to a mix of vehicles, bicycles, and pedestrians to improve economic development and the revitalization of the entire Downtown Fresno. The two playgrounds (Tot Lot #1 is 806 sq. ft. and Tot Lot #2 is 966 sq. ft.) located at opposite ends of Fulton Mall as identified in red in Exhibit B will need to be relocated from the Fulton Street right-of-way. City staff reviewed various alternatives including the alternative of leaving the two playgrounds at the current locations; however this is not a safe alternative because of the proximity of vehicular traffic. If they were left at the current location and the City constructed a tall fence to protect the children, the sites would probably violate City and State playground safety standards. Furthermore, the pollution emission and proximity to high concentration of particulate matter (pm levels) from vehicular traffic could potentially increase health hazards for children with asthma, and other health concerns. The alternative of moving the playgrounds to other park sites was also explored, but they were not acceptable since it would take amenities away from the public at Fulton Mall.

The new Mariposa Plaza Playground site will be located just 50 feet from Mariposa Plaza. This Plaza serves as the largest public gathering area on the entire Fulton Mall. The new playground site is separated from an alley right-of-way by several large shade trees, but there is very limited traffic in the alley and it is primarily used by pedestrians accessing the public parking lot immediately south of the new playground site. All traffic is blocked off during special events at Mariposa Plaza which provides greater opportunities for parents to meander from the events to the playground site.

3. Per item 2. 10 above, the new site is in complete accord with CORP results. Children's playground areas are the number one item requested in survey results and this new relocation site will not change the type of activities available to the public. It will only enhance the activities by creating a larger play area in a new location that will help improve year round access to the general public visiting Fulton Mall and Mariposa Plaza, particularly the large special events. Attached are recent photos of the Holiday Ice Skating Rink on Mariposa Plaza as evidence of the proximity to the new proposed site. This site is used for diverse cultural activities including Cinco de Mayo and September 16th Fiestas, music festivals, and other celebrations.

4. Please see attached appraisal completed in accordance with Uniform Standards of Professional Appraisal Practices (USPAP). The current 6(f)(3) site with 1,722 square feet is appraised at $18,000. The new proposed Mariposa Plaza Playground site will be 2,940 feet and is valued at $29,000. The entire appraisal report consists of 80 pages. Only key pages have been included in this submittal; however the report in its entirety is available upon request.

Step 5. Summary of Previous Environmental Review

As previously noted the new Mariposa Plaza Playground project site is part of the Fulton Mall Reconstruction Project and as such it has undergone an extensive environmental review. Among the major related activities this includes:

1. A scoping process initiated by widespread notice to government agencies and the public via publication of a Notice of Preparation announcing the start of an Environmental Impact Report for the City of Fresno's Downtown Neighborhoods Community Plan, Fulton Corridor Specific Plan, and Downtown Development Code (together the "Downtown Plans and Code"). This Notice of Preparation describes three options for the reconstruction Fulton Mall to be assessed in the Environmental Impact Report. The Notice of Preparation was filed with the State Clearinghouse on April 3, 2012, in accordance with the California Environmental Quality Act, and was posted on the Downtown Plans and Code website (at http://fresnodowntownplans.com/media/files/Fresno_NOP_Signed.pdf) and made available for review at the Fresno City Clerk's Office throughout the public review period (April 2 through May 1, 2012). Up to

2. A public scoping meeting held on Tuesday, April 17, 2012, in the Council Chamber at Fresno City Hall. The purpose of the meeting was to explain the project and alternatives and the process leading to adoption to the public, to answer any questions they might have, and to gather comments from anyone who had input.

   Nineteen people signed the sign-in sheets. Nine people provided oral comments, which were audio-recorded. Of these, five addressed the Fulton Mall, while others addressed only other aspects of the Downtown Plans and Code, including air and water quality, housing affordability, and issues in Chinatown. None of the comments were specifically related to the Tot-Lots or existing 6(f)(3) area.

3. A Notice for the Draft EIR was published in the Fresno Bee on November 27, 2013. Comments for the draft EIR are due by January 13, 2014. Public Notices in Spanish and English have been posted on at least16 poles located throughout the Fulton Mall including the immediately adjacent to the proposed Mariposa Plaza Playground. Additionally, documents relating to the environmental and design processes are readily available online at www.fresno.gov/fultonmall. No comments have been received to date.

HAMILTON ASSOCIATES

REAL ESTATE APPRAISERS & CONSULTANTS

7638 North Ingram Avenue, Suite 201, Fresno, California 93711
(559) 435-7420 · (559) 435-6340 FAX

November 12, 2013

Mr. Craig Hansen
Supervising Real Estate Agent
City of Fresno
2600 Fresno Street
Fresno, California 93721

Re: 902 & 1255 Fulton Mall 1900 Mariposa Mall
Fresno, California 93721

Dear Mr. Hansen

At your request, we have observed the above subject property, gathered necessary data, and made certain analyses. These efforts enabled us to form one or more opinions about the market value for a 100% ownership interest in the subject's fee simple estate. This valuation assumes no adverse leases, liens, or encumbrances other than normal covenants and restrictions of record.

The attached summary appraisal report sets forth the identification of the property appraised, assumptions and limiting conditions, pertinent facts about the area and subject property, comparable data, results of our investigations and analyses, and the reasoning leading to our conclusions. Based on all of our efforts, we have formed the following market value opinions for the subject real estate as of November 06, 2013.

Proposed Lot:	$29,000
Existing Lots #1 & #2:	$18,000

Thank you for your business. Let us know how we may further serve you.

Respectfully submitted,

David P. Hamilton, MAI
Certified General Real Estate Appraiser
California License AG007721
License Expiration Date: 6/3/2015
DPH:ts

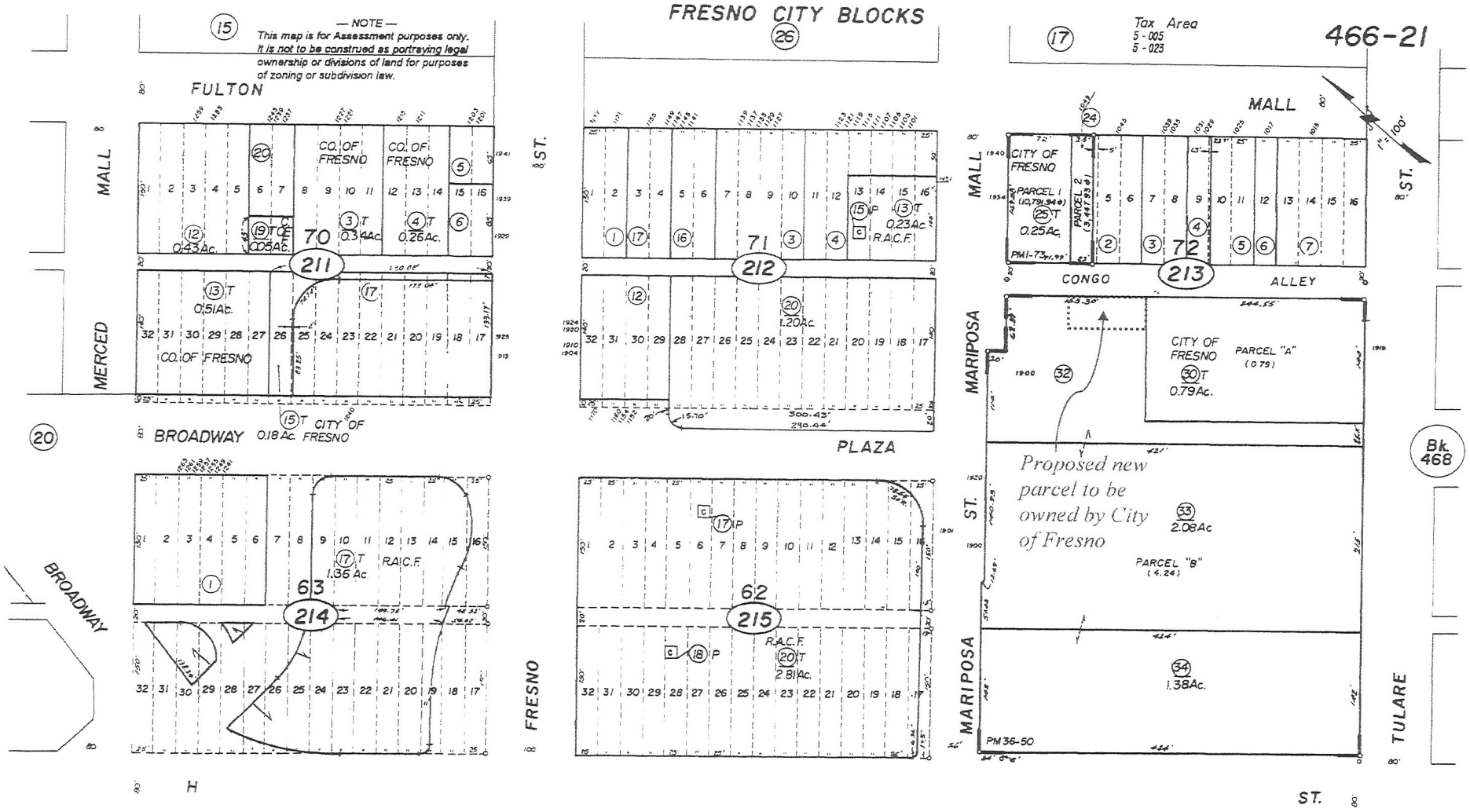
Overview

Salient Information	
Property Type	Three Tot Lot Sites
Real Estate Appraised	902 & 1255 Fulton Mall 1900 Mariposa Mall Fresno, California 93721
County	Fresno
Assessor's Parcel Nos.	466-211-12; 466-213-32; and, 468-254-07
Census Tract No.	01.00.01
Thomas Bros. No.	1302-H-7
Zoning	C-4 (Central Trading)
Flood Zone	X; Community Panel #06019C 2110H; Effective Date: 2/18/09
Estate Valued	100% of the Fee Simple Estate
Client	City of Fresno
Client File Number	None
Most Likely Buyer	Not Identifiable
Effective Value Date	November 06, 2013
Report Preparation Date	November 12, 2013
Value Indications	"As Is Value: Land Value: Proposed Lot: $29,000 Existing Lots #1 & #2: $18,000 Cost Approach: N/A Sales Comparison Approach: N/A Income Approach N/A
Final Value Conclusion(s)	Proposed Lot: $29,000 Existing Lots #1 & #2: $18,000

Noteworthy Issues

As a preview, the subject property physically consists of three autonomous, parcels constituting a total of 4,712 square feet. The parcels consist of a proposed tot lot of 2,940 square feet that will replace two existing tot lots with lot #1 having 806 square feet and lot #2 having 966 square feet. The two existing tot lots have been improved with playground equipment that will either be transferred to the proposed tot lot or replaced all at the City of Fresno's expense. They are all zoned for a commercial use.

Two atypical factors significantly affect value. 1) All lots are non-buildable in the current or proposed configuration. Valuation has been made by reference to larger parcels in the area that are buildable. 2) The two existing sites have a further limitation in that they are located in the Fulton Mall alignment and would not likely receive building entitlements based on historical development of the Mall. The proposed site could receive entitlements based on development patterns of the area. Other than the size and entitlement issues, the real estate appraised is generally typical for this type property in this locale.



SOUTHERN PACIFIC
Parcel Map No. 69 - 21 - Bk. 1, Pg. 73
Parcel Map No. 79 - 90 - Bk. 36, Pg. 50 & 51

NOTE - R.A.C.F. = Redevelopment Agency of the City of Fresno

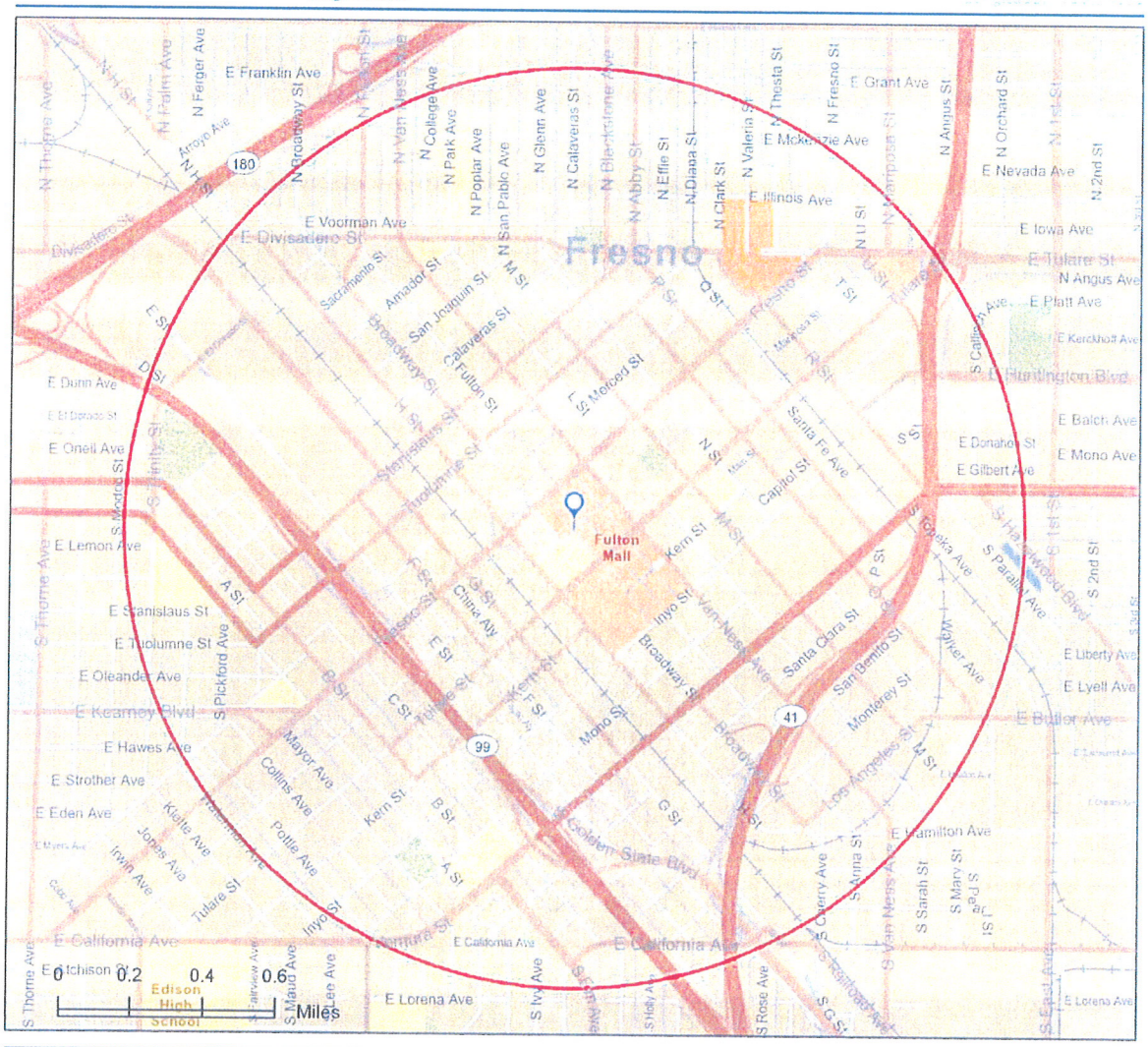
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

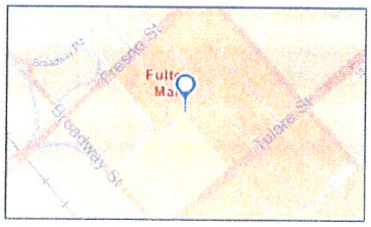
Assessor's Map Bk. 466 - Pg. 21
County of Fresno, Calif.

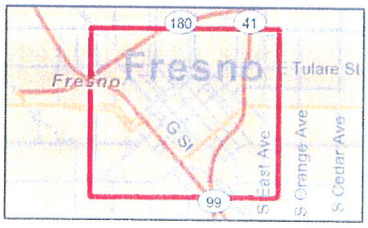
Site Map

Proposed Tot Lot
1900 Mariposa Mall, Fresno, CA, 93721
Ring: 1 Miles

Prepared by David Hamilton







November 11, 2013

Subject Site			
Address	902 & 1255 Fulton Mall 1900 Mariposa Mall Fresno, California 93721		
Dimensions	Various	*Size*	4,712 square feet
Easements	Only typical utility type	*Alley*	Public, aphalt paved
Encroachments	None known; none assumed	*Access*	Typical
Shape	Three rectangular sites	*Street Paving*	Asphalt paved
Curbs & Gutters	Concrete curbs, concrete gutters	*Sidewalks*	Concrete
Topography	Almost level	*Gas*	Public
Water & Sewer	Public sewer and water		
Major Flaws	None		
Overall Features	The land has typical physical features as compared to similar alternatives except for size and the potential for the granting of building entitlements. Its overall locational attributes are average relative to competitive parcels.		

Assessed Valuation

For the purpose of taxation, the property under appraisal has been assessed as follows:

APN:	466-211-12	466-213-32	468-254-07
Land:	$234,090	$131,816	$157,119
Improvements:	$1,040,400	$1,397,761	$321,076
Exemption:	$0	$856,563	$0
Net Assessed Valuation:	$1,274,490	$673,014	$478,195
2013-14 Tax Rate (Per $100 Assessed Valuation):	1.230874	1.230874	1.230874
2013-14 Taxes:	$21,080.00	$8,447.38	$11,598.02
Special Assessments:			
Fresno Metropolitan Flood Control District:	$161.48	$161.48	$140.48
Mosquito Abatement:	$2.12	$2.12	$2.12
Downtown Fresno PBID:	$5,229.22	$0	$5,569.64

NOTE: *All properties in Fresno County are assessed at 100% of full cash value at time of transfer as determined by staff appraisal of the Fresno County Assessor's Office. In the event of a property transfer or improvements on the property, a reassessment would likely be triggered. In all probability, the Assessor would reassess the property at market value if a transfer occurred or if improvements occurred to the subject property. In the event of a property transfer, a full reassessment would occur. In the event of improvements, that portion of the improvements occurring in the current tax year would receive full cash value considerations while that portion occurring in prior years would carry a reduced base. If there are no transfers or improvements during a tax year, the assessment is subject to a statutory 2% maximum increase. Payment of taxes is current.*

EXHIBIT A

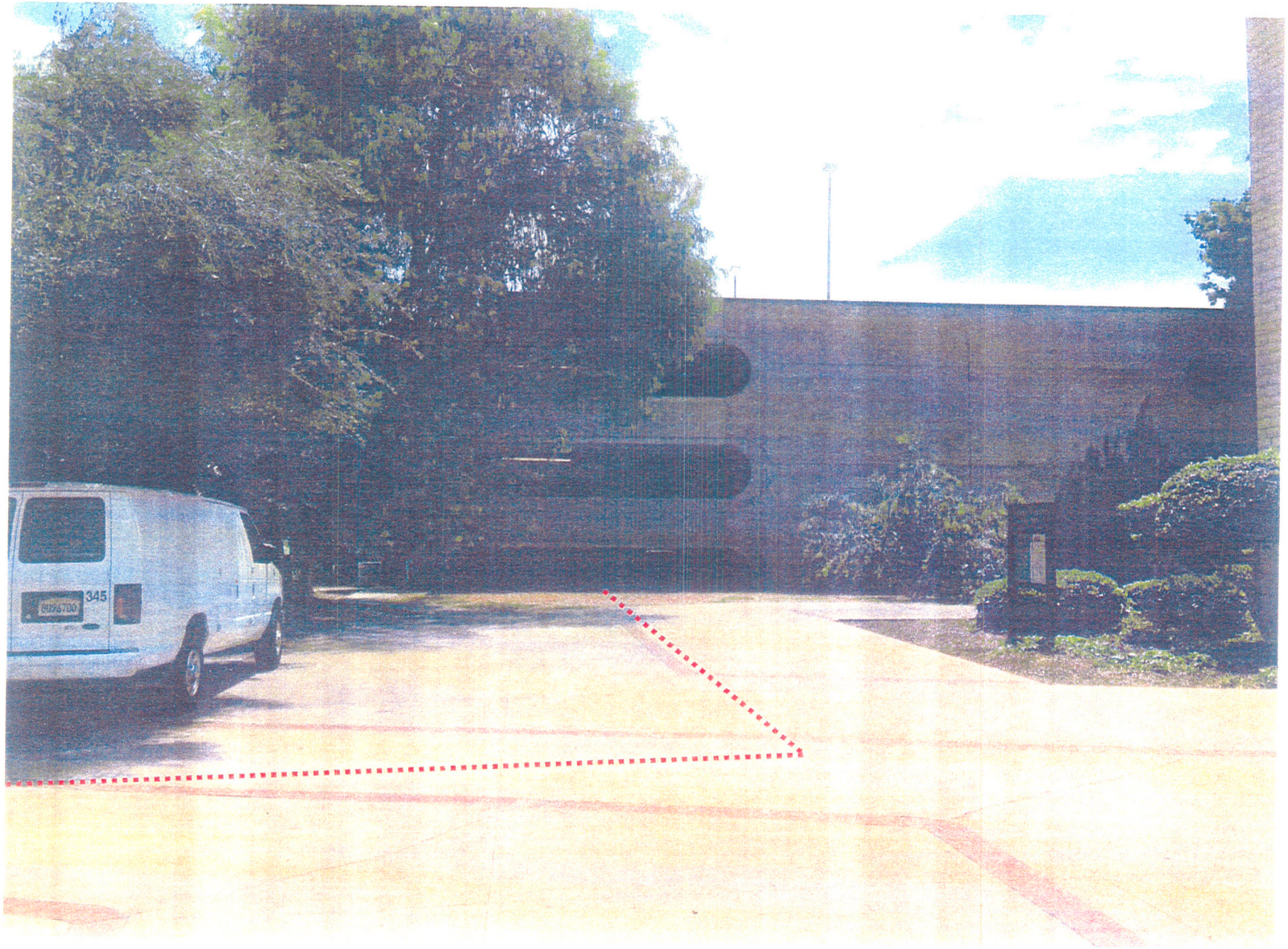
APN: 46621112 & 46825407

Two Tot Lots located at each end of the one-half mile long, 7.3 acre, Fulton Mall in Fresno, CA. Tot Lot 1 measures 806 square feet, and Tot Lot 2 measures 966 square feet, with a total of 1772 square footage.

FULTON MALL –STEWARDSHIP CONVERSION
(Project Number: 06-01547 Fulton Mall Play Area Development)

EXHIBIT B

The two current Fulton Mall play areas (red areas) are located at opposite ends of Fulton Mall in Fresno, CA. The new proposed Mariposa Plaza Playground site (green area) will convert a concrete parking area and combine both playgrounds into a new larger children's playground. The new site is just 1,150 feet north of current Tot Lot # 2


345

City of FRESNO

Development and Resource Management Department

2600 Fresno Street, Third Floor, Room 3065
Fresno, California 93721-3604
(559) 621-8003, FAX (559) 498-1012

Jennifer K. Clark AICP
Director

December 10, 2013

Mr. Bill Meyer, Project Officer
Grants and Local Services
Department of Parks and Recreation
1416 9th Street
Sacramento, CA 95814

Dear Mr. Meyer:

The City of Fresno is proposing to relocate two tot lots from the Fulton Mall as part of the proposed Fulton Mall Reconstruction Project. The City proposes to combine the two small lots into one larger play area measuring approximately 2,940 square feet at the corner of a vacant parcel 466-213-32, adjacent to the Mariposa Mall (see attached APE map). Pursuant to Section 106 of the National Historic Preservation Act, a SHPO consultation is required due to the prior use of federal funds through the Federal Land and Water Conservation Fund.

Both the current location of the tot lots on the Fulton Mall and the new proposed site are within the APE map that was submitted to the State Historic Preservation Officer as part of the Section 106 review for the proposed Fulton Mall project (see attached). In a letter dated November 21, 2013 Carol Roland-Nawi Ph.D., opined that there appeared to be a potential for a Fulton Street/Fulton Mall Historic District and all buildings constructed before 1970 should be considered as a potential contributor to this District and thus eligible for the National Register of Historic Places.

One office complex (Map Reference #1) and one parking structure (Map Reference #2) are located within the Area of Potential Effects for the proposed new location of the tot lots. The two-building complex (#1) located at 1900-1920 Mariposa Mall was constructed in 1986 and is thus outside the 1970 period of significance for the proposed Historic District. This complex was also formally evaluated in the historic survey as not eligible for the National, California or Local Registers. The parking garage located at 1919 Tulare Street (Map Reference #2) also is a post 1970 structure.

Based on the City's prior SHPO Fulton Mall consultation we ask your concurrence that:

- The delineation of the APE is accurate [36 CFR 800.4(a)(1)]
- The level of studies to date has been satisfactory [36 CFR 800.3]
- The undertaking as proposed will have no effect on historic properties [36 CFR 800.4(d)(1)]

Sincerely,

Karana Hattersley-Drayton, M.A.
Historic Preservation Project Manager
City of Fresno

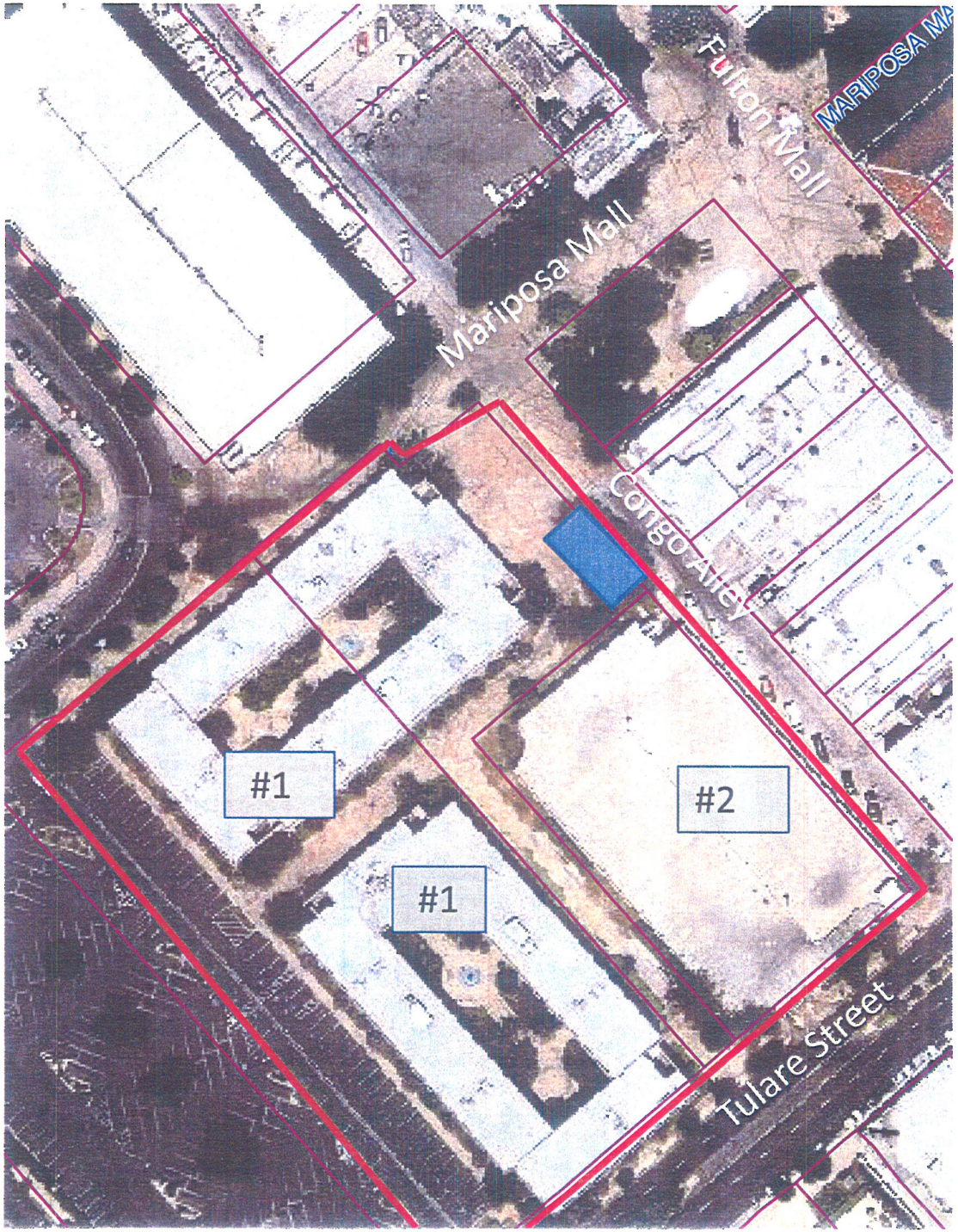
Enc. APE map(s), SHPO Letter of November 21, 2013 and DPR forms for 1900-1920 Mariposa.

APE Map for Proposed Tot Lot Conversion, Fresno

2008 Aerial

Proposed New Tot Lot Location

Map reference #1, 1986 office complex #2, 1980s parking structure



Source: ESRI Aerial Imagery, 2013.

NORTH

250 125 0 250 Feet

31680017 • 04/2013 | 3_APE_fulton_mall.mxd

Exhibit 3
Area of Potential Effects
Fulton Mall Project
FPN: (To Be Determined)

STATE OF CALIFORNIA – THE NATURAL RESOURCES AGENCY

EDMUND G. BROWN, JR., *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov

November 21, 2013

Reply To: FHWA_2013_0819_001

Jeanne Day Binning, Ph.D.
Branch Chief, Central California Cultural Resource Branch
Caltrans District 6
855 M Street, Suite 200
Fresno, CA 93721

Re: Response to Request for Additional Information Regarding the Proposed Fulton Mall Reconstruction Project, Fresno, CA

Dear Ms. Binning:

Thank you for your letter of November 5, 2013, which continues consultation regarding the proposed Fulton Mall Reconstruction Project in Fresno, CA. You are consulting with me in accordance with the *Programmatic Agreement Among the Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, and the California Department of Transportation Regarding Compliance with Section 106 of the National Historic Preservation Act, as it Pertains to the Administration of the Federal-Aid Highway Program in California* (PA).

Based upon review of your revised documentation I am still of the belief that both the Fulton Street/Fulton Mall Historic District and the Luftenburg Bridal Building hold a strong potential to be eligible for the National Register of Historic Places (NRHP). Based upon both e-mails as well as phone calls from Caltrans, I understand that the time constraints this project is under would make additional research with regards to these historic properties difficult while still meeting project deadlines.

Taking this into account, Caltrans is requesting that Fulton Street/Fulton Mall Historic District be assumed eligible for the NRHP for the purposes of this project. Any building built prior to 1970 that is located within the boundaries of the historic district would be considered a contributor to the historic district and therefore considered eligible. **I concur.** Since the Luftenburg Bridal Building falls within the boundaries of the historic district, I would like to keep its status as an individual property indeterminate at this time. If you have any objections to what I have proposed please contact me within 15 days.

Thank you for considering historic properties during project planning. If you have any questions, please contact Natalie Lindquist of my staff at (916) 445-7014 or email at natalie.lindquist@parks.ca.gov .

Sincerely,

Carol Roland-Nawi, Ph.D.

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 2 **Resource name(s) or number** (assigned by recorder) 1900-1920 Mariposa Mall

P1. Other Identifier: Executive Plaza

***P2. Location:** ☐Not for Publication ■Unrestricted

***a. County** Fresno County

***b. USGS 7.5' Quad** Fresno South **Date** 1963, revised 1981 **T** 14S **R** 20E

***c. Address** 1900-1920 Mariposa Mall / 1919 Tulare Street **City** Fresno **Zip** 93721

***e. Other Locational Data:** APN: 466-213-33 and 466-213-32

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Located on Mariposa Mall, between Fresno and Tulare Streets, this complex includes two 3-story office buildings, oriented toward a shared, central courtyard. The property spans two parcels. In good condition, the property retains a good degree of integrity.

***P3b. Resource Attributes:** (list attributes and codes) HP6. 1-3 Story Commercial Building.

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo

P5b. Photo: (view and date)
View from south
March 4, 2011

***P6. Date Constructed/Age and Sources:**
1986, Metroscan

***P7. Owner and Address:**
Fresno County Economic Opportunities Commission
1920 Mariposa Mall #330
Fresno, CA 93721

***P8. Recorded by:**
Historic Resources Group
12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105-1915

***P9. Date Recorded:**
April 10, 2012

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
Downtown Fresno (Fulton Corridor) Survey Report.

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*Resource Name or #: 1900 Mariposa Mall

B1. Historic Name:
B2. Common Name: Executive Plaza
B3. Original Use: Commercial / Offices
B4. Present Use: Commercial / Offices
*B5. Architectural Style: No Style
*B6. Construction History: (Construction date, alterations, and date of alterations):

Although building permits were not available, field observations and research place the date of construction for this office complex at circa 1980. Building permits were not available to document the building's construction or alteration history.

*B7. Moved? ■No ☐Yes ☐Unknown Date:_____ Original Location:_____

*B8. Related Features: None

B9a. Architect: Millard Archuleta Architects
b. Builder: Unknown

*B10. Significance:
Theme N/A
Area: Downtown Fresno
Period of Significance: N/A
Property Type: Commercial / Offices
Applicable Criteria: N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

Constructed in circa 1980, 1900 Mariposa Mall is fewer than 40 years of age and does not appear to have exceptional importance.

B11. Additional Resource Attributes: None

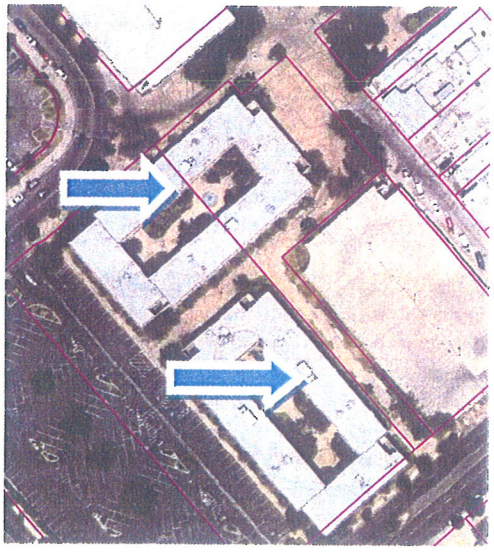
*B12. References:

City of Fresno Building Permits
County of Fresno Tax Assessor Data
Sanborn Fire Insurance Maps

B13. Remarks:

*B14. Evaluator: C. McAvoy & P. Travis

*Date of Evaluation: April 2, 2011

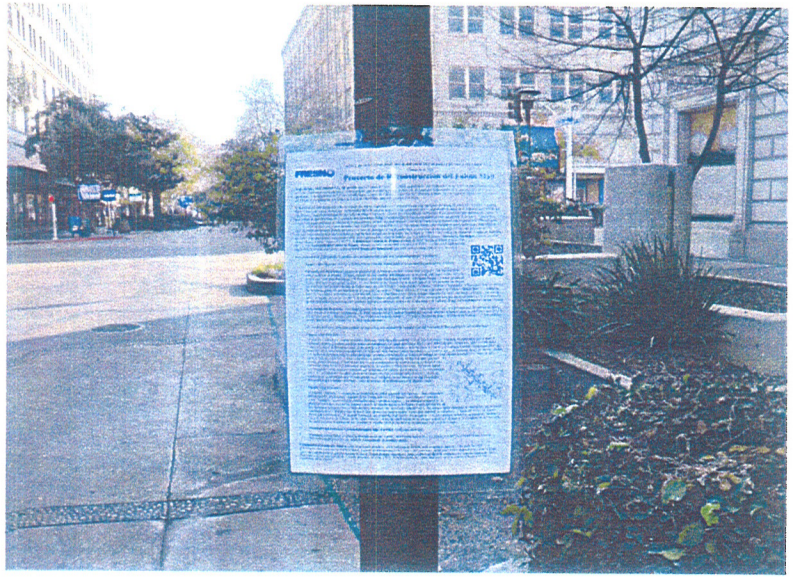


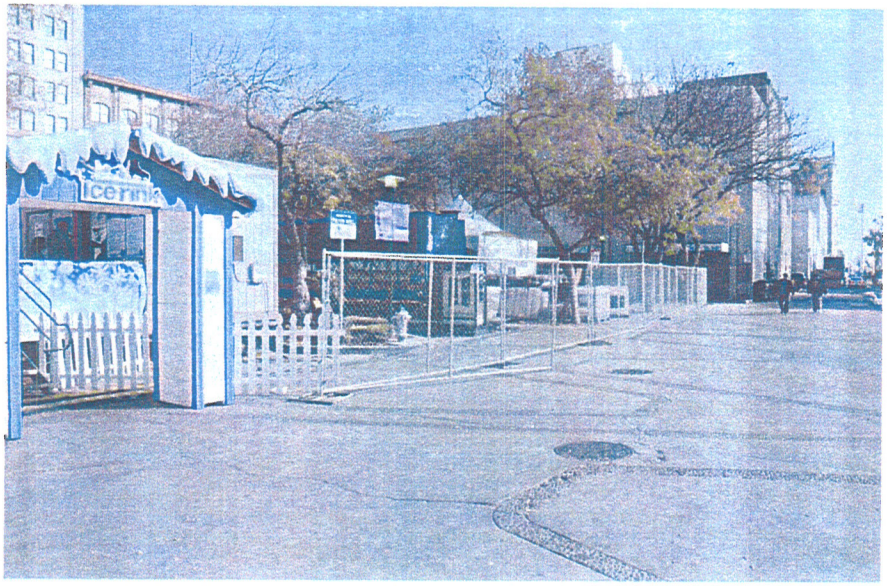
(This space reserved for official comments.)

*Required information

New Proposed Mariposa Plaza Playground site

Current Special Event activities at Mariposa Plaza


Spanish Public Notice for EIR posted near new proposed site



View south: Ice Skating Rink at Mariposa Plaza is just 50 feet from proposed new site

New Proposed Mariposa Plaza Playground site

View South West toward proposed new playground site: Restrooms for Special Event are currently located next to trees separating the play ground from the alley and possible vehicular traffic.

CITY OF FRESNO FULTON MALL- STEWARDSHIP CONVERSION
ESTIMATED TIMELINE

	STEP	DATE	NOTES
1	Appraisal	November 2013	Done
2	Terms of proposal to State	December 2013	Done, with this submission.
3	CEQA Certification	Early March 2014	Necessary for City action on the Mall Project, including the tot lot conversion, to proceed.
4	Anticipated NEPA etc. approval	April 2014	Certification of EA/4f document, finalized MOA under §106, and §6f.
5	Conditional Use Permit	April–June 2014	City's requirement for any new park space.
6	Create and transfer new tot lot parcel to City	April–September 2014	Tot lot parcel created from the large property owned by the Fresno County Economic Opportunities Commission.
7	Federal Fulton Mall construction funds obligated	By June 30, 2014	Deadline to commit federal TIGER funding, with all environmental and engineering complete.
8	New tot lot design work	September–December 2014	
9	New tot lot construction bidding	January–March 2015	Unless performed in-house.
10	Mall Project demolition	March–June 2015	Existing tot lots will be removed during this phase.
11	Demolition/concrete removal from new tot lot site	April 2015	May be done in collaboration with EOC Local Conservation Corp (LCC) program
12	New tot lot construction	April–June 30,2015	