

PUBLIC UTILITIES COMMISSION
505 Van Ness Avenue
San Francisco CA 94102-3298



Pacific Gas & Electric Company
GAS (Corp ID 39)
Status of Advice Letter 4607G
As of July 7, 2022

Subject: Grant of Easement to the City of Fresno for Public Street and Pedestrian Sidewalk
Request for Approval

Division Assigned: Energy

Date Filed: 05-05-2022

Date to Calendar: 05-11-2022

Authorizing Documents: None

Disposition:	Accepted
Effective Date:	07-07-2022

Resolution Required: No

Resolution Number: None

Commission Meeting Date: None

CPUC Contact Information:

edtariffunit@cpuc.ca.gov

AL Certificate Contact Information:

Annie Ho

(415) 973-8794

PGETariffs@pge.com

PUBLIC UTILITIES COMMISSION
505 Van Ness Avenue
San Francisco CA 94102-3298



To: Energy Company Filing Advice Letter

From: Energy Division PAL Coordinator

Subject: Your Advice Letter Filing

The Energy Division of the California Public Utilities Commission has processed your recent Advice Letter (AL) filing and is returning an AL status certificate for your records.

The AL status certificate indicates:

- Advice Letter Number
- Name of Filer
- CPUC Corporate ID number of Filer
- Subject of Filing
- Date Filed
- Disposition of Filing (Accepted, Rejected, Withdrawn, etc.)
- Effective Date of Filing
- Other Miscellaneous Information (e.g., Resolution, if applicable, etc.)

The Energy Division has made no changes to your copy of the Advice Letter Filing; please review your Advice Letter Filing with the information contained in the AL status certificate, and update your Advice Letter and tariff records accordingly.

All inquiries to the California Public Utilities Commission on the status of your Advice Letter Filing will be answered by Energy Division staff based on the information contained in the Energy Division's PAL database from which the AL status certificate is generated. If you have any questions on this matter please contact the:

Energy Division's Tariff Unit by e-mail to
edtariffunit@cpuc.ca.gov



May 5, 2022

Advice 4607-G

(Pacific Gas and Electric Company ID U 39 G)

Public Utilities Commission of the State of California

Subject: Grant of Easement to the City of Fresno for Public Street and Pedestrian Sidewalk – Request for Approval Under Section 851 and General Order 173

Purpose

The purpose of this Advice Submittal is to enable the creation of a turnaround on an existing cul de sac along with a pedestrian sidewalk in the City of Fresno. These improvements are conditions to a redevelopment approval granted by the City of Fresno.

Pacific Gas and Electric Company (PG&E) therefore requests California Public Utilities Commission (CPUC or Commission) approval under Public Utilities Code Section 851 and General Order 173 to grant to the City of Fresno (City) easements over a portion of PG&E's property located at 211 North Thorne Avenue in Fresno, CA (Property).

The Property is a combination of two parcels of land where PG&E operates a gas service center. The PG&E gas service center is currently undergoing redevelopment. As part of the City's Condition of Approval of the redevelopment, the City requested PG&E to dedicate an easement for a turnaround on an existing cul de sac and a pedestrian easement (sidewalk) as part of a larger public works plan by the City. The proposed easements will support the public interest.

PG&E has inspected the proposed easements and has determined that the operation of the turnaround and pedestrian sidewalk do not interfere with PG&E's operations or PG&E's ability to provide safe and reliable utility service.

Background

The Property is comprised of two parcels of land (APN's 458-040-48U and 458-040-47U) owned by PG&E, being approximately 12.29 acres in Fresno County. The Property is located on the west side of N. Thorne Avenue between W. Nielsen and W. Belmont Avenues in the City limits of Fresno. PG&E's General Construction Division Service Center (Service Center) is located on the Property. On July 20, 2016, PG&E submitted plans to the City to redevelop the Service Center by replacing antiquated

facilities and buildings with new premanufactured buildings in addition to reconfiguring the layout of Service Center's operations at the Property.

The redevelopment of the Service Center will increase security by adding new fencing and by upgrading the lighting surrounding the Property. Further, the reorganization of the buildings will increase operational efficiency and will enhance the surrounding neighborhood by providing curbs, gutters, sidewalks, and landscaping on the property. The City approved the redevelopment of the Service Center with a Condition of Approval requiring PG&E to dedicate (i) a strip of land to be used as a turnaround for an existing cul de sac (for a total of 32 feet of right way from centerline of Thorne Avenue) and (ii) a two-foot strip of land to be used for a pedestrian sidewalk behind all the driveways approaching along Voorman Avenue. PG&E agreed to the City's request. The easements will be granted in the Deed of Easement to the City of Fresno and will encumber APN 458-040-47U of the Property (Easements).

PG&E has conducted a comprehensive inspection of the easement areas subject to this proposed transaction and determined that the proposed Easements do not interfere with PG&E's full use of the Property. The Deed of Easement defines the allowable uses of the easement areas by the City and is attached as Attachment 1. The allowable uses are the two rights of way for public street purposes and pedestrian sidewalk.

For all of the above reasons, PG&E request that the Commission approve this Section 851 request to grant Easements to the City of Fresno as a Condition of Approval for redevelopment of the Service Center located on PG&E Property and find that doing so is not adverse to the public interest but instead will serve the public interest by providing improved right of way with curbs, gutters, sidewalks and landscaping for the surrounding neighborhood.

Tribal Lands Policy

On December 5, 2019, the Commission adopted a policy titled, "Investor-Owned Utility Real Property – Land Disposition - First Right of Refusal for Disposition of Real Property Within the Ancestral Territories of California Native American Tribes" (Policy). The Policy directs investor-owned utilities to (1) notify the appropriate local Native American Tribes of any proposed dispositions of utility-owned real property that are subject to Section 851 and (2) to allow 90 days for the Tribes to respond as to their interest in purchasing the subject real property.

Resolution E-5076, effective January 14, 2021, adopted Guidelines to Implement the CPUC Tribal Land Policy (Guidelines). Section 1.3.d of the Guidelines states that "disposition" means the transfer, sale, donation, or disposition by any other means of a fee interest in real property. Therefore, the Easements subject to this Advice Letter is not covered by the Policy.

Other Information

In accordance with General Order 173, Rule 4, PG&E provides the following information related to the proposed transaction:

(a) Identity and Addresses of All Parties to the Proposed Transaction:

Pacific Gas and Electric Company	City of Fresno
Steven Frank	Public Works
Law Department	Attention: Jeff Beck
P.O. Box 7442	2600 Fresno Street
San Francisco, CA 94120	Fresno, CA 93726
Telephone: (415) 971-5091	Telephone: (559) 621-8560
Facsimile: (415) 973-5520	Email: Jeff.Beck@Fresno.gov
Email: steven.frank@pge.com	

(b) Complete Description of the Property Including Present Location, Condition and Use:

The Property is located at 211 N. Thorne Avenue, Fresno CA 93706, west of N. Thorne Avenue between W. Nielsen and W. Belmont Avenues in the City of Fresno, being a portion of SBE Number 135-10-011C, also referred to as APNs 458-040-47U and 458-040-48U, Fresno County Records, and described in the Grant Deed to PG&E as shown in Attachment 2.

The real property is owned by PG&E and currently has a service center building occupied by PG&E employees.

(c) Intended Use of the Property:

The City of Fresno will use the easement area as described in Attachment 1 to extend its right of way for street purposes and pedestrian sidewalk. The easements will be granted in the Deed of Easement to the City of Fresno and will encumber APN 458-040-47U of the Property.

Exhibit A of Attachment 1 contains the easement descriptions that correspond with the drawing for the pedestrian sidewalk as shown on Exhibit B, and Exhibit C contains the easement descriptions that correspond with the drawing for the public street as shown on Exhibit D.

(d) Complete Description of Financial Terms of the Proposed Transaction:

PG&E is not collecting any use fees associated with granting the Easement as it is a City of Fresno development requirement.

(e) Description of How Financial Proceeds of the Transaction Will Be Distributed:

Not applicable.

(f) Statement on the Impact of the Transaction on Ratebase and Any Effect on the Ability of the Utility to Serve Customers and the Public:

There is no impact to PG&E's rate base nor will granting the easements affect PG&E's ability to provide reliable service to its customers and the public at large.

(g) The Original Cost, Present Book Value, and Present Fair Market Value for Sales of Real Property and Depreciable Assets, and a Detailed Description of How the Fair Market Value Was Determined (e.g., Appraisal):

Not applicable.

(h) The Fair Market Rental Value for Leases of Real Property, and a Detailed Description of How the Fair Market Rental Value Was Determined:

Not applicable.

(i) The Fair Market Value of the Easement or Right-of-Way, and a Detailed Description of How the Fair Market Value Was Determined:

The fair market value of the Easements were based on a valuation performed by PG&E's appraisers using comparable sales transactions. The valuation analyzed five similar local property sales of land to determine an average cost of \$7 sq ft and that amount was applied to the 3,548 sq ft (size of the easement areas). Using this methodology, the fair market value of the Easements were valued at \$24,800. PG&E appraisers have reviewed the valuation and support the appraised amount of \$24,800 and the valuation methodology used to determine the fair market value, as shown in Attachment 3.

However, as mentioned above, PG&E is not collecting any use fees associated with granting the Easements as it is a City of Fresno development requirement.

(j) A Complete Description of any Recent Past (Within the Prior Two Years) or Anticipated Future Transactions that May Appear To Be Related to the Present Transaction:

There are no recent past or anticipated future transactions anticipated by PG&E that are related to the present transactions.

(k) Sufficient Information and Documentation (Including Environmental Information) to Show that All of Eligibility Criteria Set Forth in Rule 3 of General Order 173 are Satisfied:

PG&E has provided information in this Advice Letter to satisfy the eligibility criteria under General Order 173 in that:

- The activity proposed in the transaction will not require environmental review by the CPUC as a Lead Agency;
- The transaction will not have an adverse effect on the public interest or on the ability of PG&E to provide safe and reliable service to its customers at reasonable rates;
- The transaction will not materially impact the rate base of PG&E; and
- The transaction does not warrant a more comprehensive review that would be provided through a formal Section 851 application.

(l) Additional Information to Assist in the Review of the Advice Letter:

PG&E does not believe any additional information is necessary for the review of the Advice Letter.

(m) Environmental Information

Pursuant to General Order 173, the Advice Letter program applies to proposed transactions that will not require environmental review by the CPUC as a lead agency under the California Environmental Quality Act ("CEQA") either because: (a) a statutory or categorical exemption applies (the applicant must provide a Notice of Exemption from the Lead Agency or explain why an exemption applies), or (b) because the transaction is not a project under CEQA (the applicant must explain the reasons why it believes that the transaction is not a project), or (c) because another public agency, acting as the Lead Agency under CEQA, has completed environmental review of the project, and the Commission is required to perform environmental review of the project only as a Responsible Agency under CEQA.

For this Advice Letter, the Grantee has completed its environmental review as a Lead Agency, and the Commission can serve as a Responsible Agency.

1. CPUC as a Responsible Agency under CEQA

If another public agency, acting as the Lead Agency under CEQA, has completed an environmental review of the project and has approved the final CEQA documents, and the Commission is a Responsible Agency under CEQA, the applicant shall provide the following:

- a. *The name, address, and phone number of the Lead Agency, the type of CEQA document that was prepared (Environmental Impact Report, Negative Declaration, Mitigated Negative Declaration), the date on which the Lead Agency approved the CEQA document, the date on which a Notice of Determination was filed.*

Lead Agency	City of Fresno Development & Resource Management Department Fresno City Hall, 3 rd Floor 2600 Fresno Street, Room 3043 Fresno, CA 93721 Chris Lang, Planner II 559-621-8023
Type of CEQA Document Prepared	Negative Declaration Addendum (Attachment 5)
Date Negative Declaration Addendum Approved	April 3, 2019
Initial Study/Negative Declaration Dated	October 8, 2013
Date Notice of Determination Filed	December 12, 2013

- b. *A copy of all CEQA documents prepared by or for the Lead Agency regarding the project and the Lead Agency's resolution or other document approving the CEQA documents.*

See City of Fresno Addendum to a Negative Declaration Prepared for State Clearinghouse No. 2013101028 (Attachment 6).

- c. *A list of section and page numbers for the environmental impacts, mitigation measures, and findings in the prior CEQA documents that relate to the approval sought from the Commission.*

The environmental impacts and findings associated with the approved project are included in Attachment 5, Pages 1-3.

- d. *An explanation of any aspect of the project or its environmental setting which has changed since the issuance of the prior CEQA document.*

The environmental setting described in the CEQA document prepared by the City for this project has not substantially changed since issuance of the Notice of Determination.

- e. *A statement of whether the project will require approval by additional public agencies other than the Commission and the Lead Agency, and, if so, the name and address of each agency and the type of approval required.*

The proposed development, including the road and sidewalk easements, have been approved by City of Fresno with conditions from City of Fresno Departments. PG&E has also obtained permits from the Water Quality Control Board (Waste Discharge Identification Number 5F10C374155) and has a San Joaquin Air Valley Pollution Control District-approved Dust Control Plan for construction activities on the project site. PG&E is not aware of other any other public agency approval requirements aside from the City of Fresno and the Commission for the proposed project.

PG&E has conducted remediation activities associated with prior use of the project site as a manufactured gas plant (MGP) under the oversight of Department of Toxic Substances Control (DTSC), Site Code: 190002 (see Attachment 6). Activities included soil excavation and haul off, and soil capping in certain areas. However, DTSC is not involved in approval of planned facility development related activities.

Protests

Anyone wishing to protest this submittal may do so by letter sent electronically via E-mail, no later than May 25, 2022, which is 20 days after the date of this submittal. Protests must be submitted to:

CPUC Energy Division
ED Tariff Unit
E-mail: EDTariffUnit@cpuc.ca.gov

The protest shall also be electronically sent to PG&E via E-mail at the address shown below on the same date it is electronically delivered to the Commission:

Sidney Bob Dietz II
Director, Regulatory Relations
c/o Megan Lawson
E-mail: PGETariffs@pge.com

Any person (including individuals, groups, or organizations) may protest or respond to an advice letter (General Order 96-B, Section 7.4). The protest shall contain the following information: specification of the advice letter protested; grounds for the protest; supporting factual information or legal argument; name and e-mail address of the protestant; and statement that the protest was sent to the utility no later than the day on which the protest was submitted to the reviewing Industry Division (General Order 96-B, Section 3.11).

Effective Date

Pursuant to the review process outlined in General Order 173, PG&E requests that this Tier 3 advice letter become effective upon Commission Approval.

Notice

In accordance with General Order 96-B, Section IV, a copy of this advice letter is being sent electronically to parties shown on the attached list. Address changes to the General Order 96-B service list should be directed to PG&E at email address PGETariffs@pge.com. For changes to any other service list, please contact the Commission's Process Office at (415) 703-2021 or at Process_Office@cpuc.ca.gov. Send all electronic approvals to PGETariffs@pge.com. Advice letter submittals can also be accessed electronically at: <http://www.pge.com/tariffs>.

/S/

Sidney Bob Dietz II
Director, Regulatory Relations

- Attachment 1: Deed of Easement
- Attachment 2: Grant Deed to PG&E
- Attachment 3: Valuation Estimate
- Attachment 4: Notice of Intent to Adopt Negative Declaration
- Attachment 5: CEQA Notice of Determination
- Attachment 6: Addendum to Negative Declaration

******* SERVICE LIST for Advice 4607-G *****
APPENDIX A**

Jonathan Reiger
Legal Division
505 Van Ness Avenue
San Francisco, CA 94102
(415) 355-5596
jzr@cpuc.ca.gov

Mary Jo Borak
Energy Division
505 Van Ness Avenue
San Francisco, CA 94102
(415) 703-1333
bor@cpuc.ca.gov

Robert (Mark) Pocta
Public Advocates Office
505 Van Ness Avenue
San Francisco, CA 94102
(415) 703- 2871
robert.pocta@cpuc.ca.gov

Andrew Barnsdale
Energy Division
505 Van Ness Avenue
San Francisco, CA 94102
(415) 703-3221
bca@cpuc.ca.gov

*****AGENCIES*****

Fresno County Recorder
P.O. Box 766
Fresno, CA 93712

*****3rd Parties*****

City of Fresno
Public Works
Attention: Jeff Beck
2600 Fresno Street
Fresno, CA 93726
Telephone: (559) 621-8560
Email: Jeff.Beck@Fresno.gov



ADVICE LETTER SUMMARY

ENERGY UTILITY



MUST BE COMPLETED BY UTILITY (Attach additional pages as needed)

Company name/CPUC Utility No.: Pacific Gas and Electric Company (ID U39 G)

Utility type:

ELC GAS WATER
 PLC HEAT

Contact Person: Annie Ho
Phone #: (415) 973-8794
E-mail: PGETariffs@pge.com
E-mail Disposition Notice to: AMHP@pge.com

EXPLANATION OF UTILITY TYPE

ELC = Electric GAS = Gas WATER = Water
PLC = Pipeline HEAT = Heat

(Date Submitted / Received Stamp by CPUC)

Advice Letter (AL) #: 4607-G

Tier Designation: 3

Subject of AL: Grant of Easement to the City of Fresno for Public Street and Pedestrian Sidewalk – Request for Approval Under Section 851 and General Order 173

Keywords (choose from CPUC listing): Section 851, Agreement

AL Type: Monthly Quarterly Annual One-Time Other:

If AL submitted in compliance with a Commission order, indicate relevant Decision/Resolution #:

Does AL replace a withdrawn or rejected AL? If so, identify the prior AL:

Summarize differences between the AL and the prior withdrawn or rejected AL:

Confidential treatment requested? Yes No

If yes, specification of confidential information:

Confidential information will be made available to appropriate parties who execute a nondisclosure agreement. Name and contact information to request nondisclosure agreement/ access to confidential information:

Resolution required? Yes No

Requested effective date:

No. of tariff sheets: N/A

Estimated system annual revenue effect (%): N/A

Estimated system average rate effect (%): N/A

When rates are affected by AL, include attachment in AL showing average rate effects on customer classes (residential, small commercial, large C/I, agricultural, lighting).

Tariff schedules affected: N/A

Service affected and changes proposed¹: N/A

Pending advice letters that revise the same tariff sheets: N/A

¹Discuss in AL if more space is needed.

Protests and correspondence regarding this AL are to be sent via email and are due no later than 20 days after the date of this submittal, unless otherwise authorized by the Commission, and shall be sent to:

California Public Utilities Commission
Energy Division Tariff Unit Email:
EDTariffUnit@cpuc.ca.gov

Contact Name: Sidnev Bob Dietz II. c/o Megan Lawson
Title: Director, Regulatory Relations
Utility/Entity Name: Pacific Gas and Electric Company

Telephone (xxx) xxx-xxxx: (415)973-2093
Facsimile (xxx) xxx-xxxx: (415)973-3582
Email: PGETariffs@pge.com

Contact Name:
Title:
Utility/Entity Name:

Telephone (xxx) xxx-xxxx:
Facsimile (xxx) xxx-xxxx:
Email:

CPUC
Energy Division Tariff Unit
505 Van Ness Avenue
San Francisco, CA 94102

Clear Form

Attachment 1

Deed of Easement

Recording Requested By:
Public Works Department
City of Fresno
No Fee-Gov't. Code Sections
6103 and 27383

When Recorded, Mail To:
Public Works Department
City of Fresno
2600 Fresno Street
Fresno, CA. 93721-3623
ATTN: Right-of-way Section

SPACE ABOVE THIS LINE FOR RECORDER'S USE
PW-2020-

APN: 458-040-47(portion)

DEED OF EASEMENT

PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, GRANTOR, hereby GRANTS to the City of Fresno, a municipal corporation, GRANTEE, a pedestrian easement over, through and across that Real Property situated in the City of Fresno, County of Fresno, State of California, more particularly described and shown as follows:

See Exhibits "A" and "B", which are attached and incorporated herein

PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, GRANTOR, hereby GRANTS to the City of Fresno, a municipal corporation, GRANTEE, a public road right of way easement over, under, through, and across said Real Property, more particularly described and shown as follows:

See Exhibits "C" and "D", which are attached and incorporated herein

TOGETHER WITH the right to enter upon said Real Property and to use equipment and material thereon by agents and employees of said City and agents and employees of any public utility corporation as defined in Section 216 of the California Public Utilities Code whenever necessary for the purpose of constructing, reconstructing, enlarging, operating or repairing of public utilities and appurtenances thereto. Said easement shall be maintained by GRANTOR(S) free of any surface obstructions so that GRANTEE may have vehicular access at all times.

PACIFIC GAS AND ELECTRIC COMPANY,
a California corporation

By: _____ Dated: _____

Title: _____

(attach notary acknowledgement form)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____, before me, _____,
Here insert name and title of the officer

personally appeared

_____ ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Seal)

CAPACITY CLAIMED BY SIGNER

- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)
- Other _____

EXHIBIT "A"

LEGAL DESCRIPTION

Pedestrian Easement

That portion of Adjusted Parcel B of Lot line Adjustment No. 2016-06, in the City of Fresno, recorded on August 14, 2017, as Document No. 2017-0100725, of Official Records of Fresno County, more particularly described as follows:

COMMENCING at the Southwest corner of said Adjusted Parcel B, thence North 00°16'08" East, along the West line of said Adjusted Parcel B, a distance of 40.27 feet, thence South 89°43'52" East, a distance of 4.21 feet to the beginning of a non-tangent curve, concave southeasterly, with a radial bearing of North 60°54'16" West and the **POINT OF BEGINNING**; thence northeasterly, along the arc of said non-tangent curve, with a radius of 50.00 feet, through a central angle of 63°02'08", an arc distance of 55.01 feet to a non-tangent line; thence South 54°39'29" East, along said non-tangent line, a distance of 3.85 feet to the beginning of a non-tangent curve, concave southeasterly, with a radial bearing of North 5°58'41" East; thence southwesterly, along the arc of last said non-tangent curve, with a radius of 48.00 feet, through a central angle of 70°43'45", an arc distance of 59.25 feet to a non-tangent line; thence North 4°06'55" West, along last said non-tangent line, a distance of 3.85 feet to the **POINT OF BEGINNING**.

Containing 114 square feet, more or less.

The above described easement is graphically depicted on the attached Exhibit B and made a part of this description by reference hereto.

END DESCRIPTION

This legal description was prepared by me or under my direction in accordance with the Professional Land Surveyors Act.



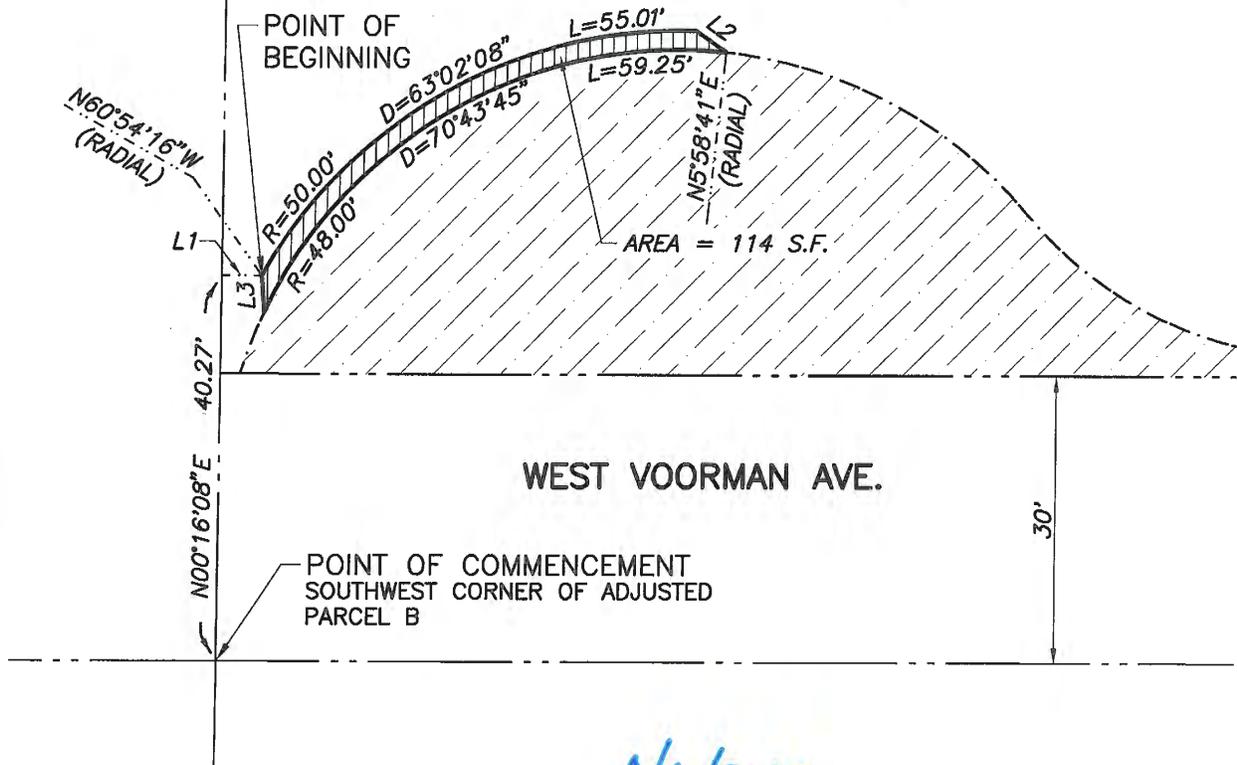
Date: April 6, 2022

Randell Scott West, PLS 8663
Blair, Church & Flynn



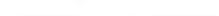
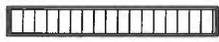
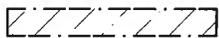
ADJUSTED PARCEL B
 DOC. NO. 2017-0100725 OF O.R.F.C.
 APN: 458-040-47

LINE TABLE		
LINE #	LENGTH	BEARING
L1	4.21'	S89°43'52"E
L2	3.85'	S54°39'29"E
L3	3.85'	N4°06'55"W



4/6/2022

LEGEND

-  PROPERTY LINE
-  RIGHT-OF-WAY LINE
-  PEDESTRIAN EASEMENT
-  PROPOSED RIGHT-OF-WAY



**Blair,
Church
Flynn**
CONSULTING ENGINEERS

CONSULTANT

Blair, Church & Flynn
 Consulting Engineers
 451 Clovia Avenue,
 Suite 200
 Clovis, California 93612
 Tel (559) 326-1400
 Fax (559) 326-1500

EXHIBIT "B" - PEDESTRIAN EASEMENT

APN: 458-040-47

DR. BY ARG
 CH. BY RSW
 DATE 4/6/22
 SCALE: AS NOTED

SHEET NO. 1
 OF 1 SHEETS

EXHIBIT "C"
1 OF 2

APN: 458-040-47 (portion)
Public Street Easement
West Vorman Avenue

That portion of Adjusted Parcel B of Lot Line Adjustment No. 2016-06, in the City of Fresno, recorded on August 14, 2017, as Document No. 2017-0100725, of Official Records of Fresno County, more particularly described as follows:

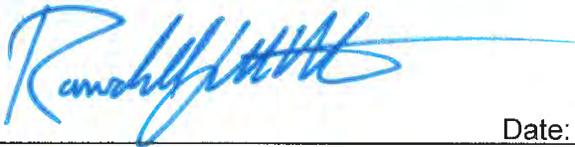
COMMENCING at the Southwest corner of said Adjusted Parcel B, thence North 00°16'08" East, along the West line of said Adjusted Parcel B, a distance of 30.00 feet; thence South 89°55'30" East, a distance of 2.05 feet to the beginning of a non-tangent curve, concave southerly, with a radial bearing of North 72°58'02" West and the **POINT OF BEGINNING**; thence northeasterly, easterly and southeasterly, along the arc of said non-tangent curve, with a radius of 48.00 feet, through a central angle of 122°55'06", an arc distance of 102.98 feet to a point of tangency with a curve, concave northeasterly; thence southeasterly and easterly, along the arc of last said tangent curve, with a radius of 42.00 feet, through a central angle of 49°52'33", an arc distance of 36.56 feet to the point of intersection thereof with a line which is parallel with and 32.00 feet North of the South line said Adjusted Parcel B; thence South 89°55'30" East, along said parallel line, a distance of 510.59 feet; thence South 44°59'31" West, a distance of 2.82 feet to the point of intersection thereof with a line which is parallel with and 30.00 feet North of said South line; thence North 89°55'30" West, along last said parallel line, a distance of 623.33 feet to the **POINT OF BEGINNING**.

Containing 3,434 square feet, more or less.

The above described easement is graphically depicted on the attached Exhibit B and made a part of this description by reference hereto.

END DESCRIPTION

This legal description was prepared by me or under my direction in accordance with the Professional Land Surveyors Act.

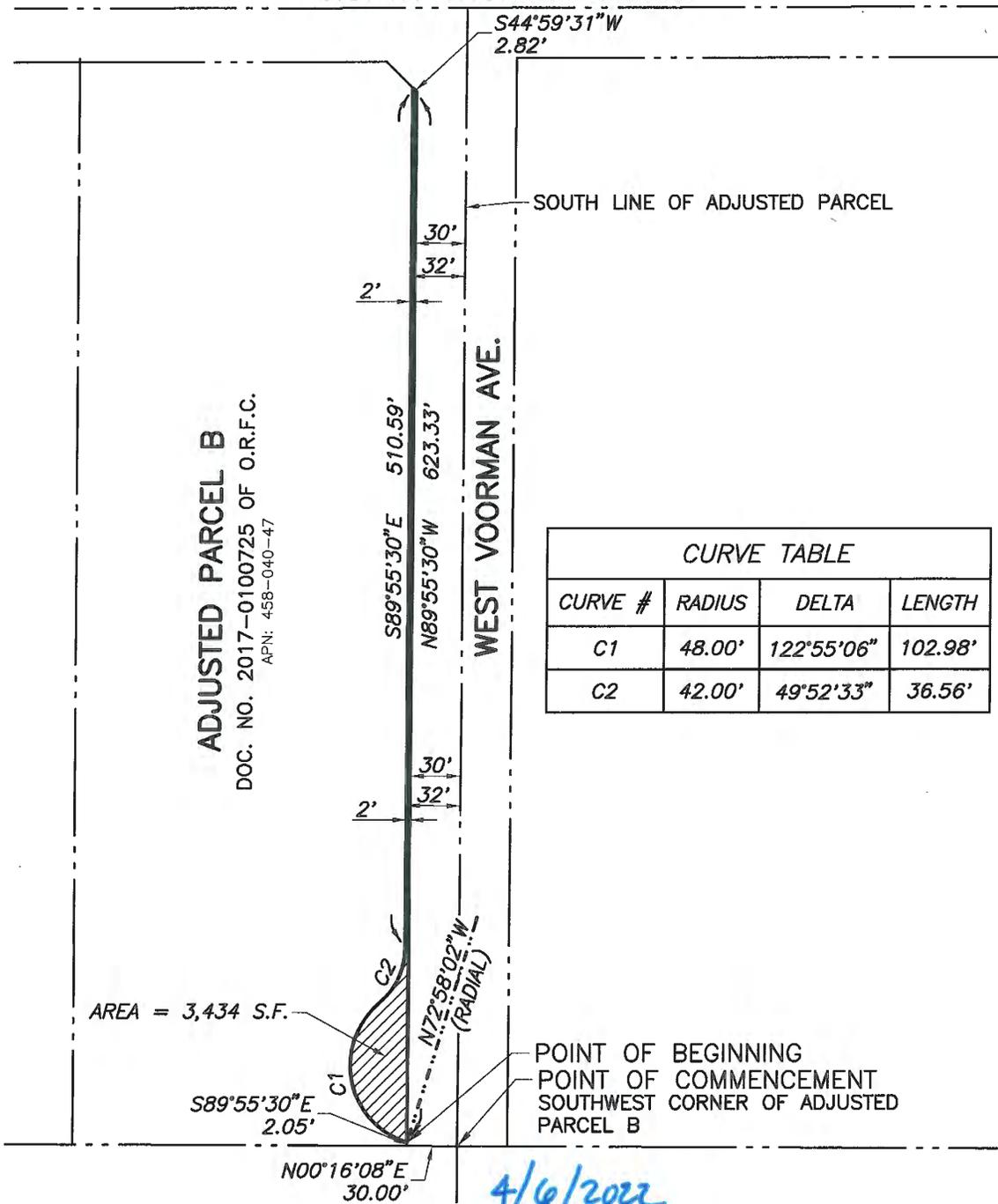


Date: April 6, 2022

Randell Scott West, PLS 8663
Blair, Church & Flynn



NORTH THORNE AVENUE



ADJUSTED PARCEL B
 DOC. NO. 2017-0100725 OF O.R.F.C.
 APN: 458-040-47

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	48.00'	122°55'06"	102.98'
C2	42.00'	49°52'33"	36.56'

AREA = 3,434 S.F.

POINT OF BEGINNING
 POINT OF COMMENCEMENT
 SOUTHWEST CORNER OF ADJUSTED
 PARCEL B

4/6/2022

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY



**Blair,
 Church
 Flynn**
 CONSULTING ENGINEERS

CONSULTANT
 Blair, Church & Flynn
 Consulting Engineers
 451 Clovis Avenue,
 Suite 200
 Clovis, California 93812
 Tel (569) 326-1400
 Fax (569) 326-1600

EXHIBIT "D" - PUBLIC ROAD RIGHT OF WAY EASEMENT
 APN: 458-040-47

DR. BY ARG
 CH. BY RSW
 DATE 04/06/22
 SCALE: AS NOTED

SHEET NO. 1
 OF 1 SHEETS

Attachment 2

Grant Deed to PG&E

5



FRESNO County Recorder
Paul Dictos, C.P.A.
DOC- 2017-0071343

Check Number 043471
Thursday, JUN 08, 2017 11:05:44
Ttl Pd \$31.00 Rcpt # 0004782937
APR/R2/1-5

WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN
MAIL TAX STATEMENTS TO

Pacific Gas and Electric Company
245 Market Street, N10A, Room 1015
P.O. Box 770000
San Francisco, CA 94711

A.P.N. 458-040-17 & 18, 458-040-05 portion SPACE ABOVE THIS LINE FOR RECORDER'S USE
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX IS \$ [0]
[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] unincorporated area of
[] city of Fresno AND

FOR A VALUABLE CONSIDERATION, receipts of which is hereby acknowledged, PACIFIC GAS AND ELECTRIC COMPANY, a California corporation

hereby GRANT(S) to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation

the following real property in the City of Fresno, County of Fresno, State of California, described as follows:

See "Adjusted Parcel A" of Exhibit 'A' & Exhibit 'B' attached hereto and by reference made a part thereof.

*This deed is being recorded to perfect that certain Lot Line Adjustment No. 2016-06 approved by the City of Fresno and the properties described herein are the resultant parcels of said Lot Line Adjustment. The undersigned acknowledges that the prior lot lines are eliminated by this action.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

Dated June 8, 2017

PACIFIC GAS AND ELECTRIC
COMPANY, a California corporation


Eric Robert Albanese
Supervisor
Land Surveying and Engineering Support
South Valley

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Fresno)

On June 8, 2017, before me, Ruben A. Perez Notary Public
Here insert name and title of the officer

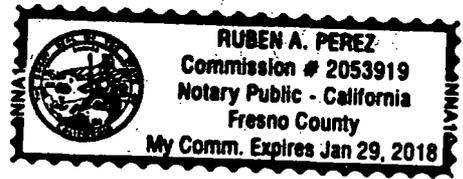
personally appeared Eric Robert Albanese

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public



(Seal)

CAPACITY CLAIMED BY SIGNER

- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)
- Other _____

EXHIBIT A

Lot Line Adjustment No. 2016-06

Adjusted Parcel Legal Descriptions

Adjusted Parcel A

Parcel A of Lot Line Adjustment No. 2016-06 recorded on JUNE 8, 2017, as Doc. No. 2017-0071343, of Official Records of Fresno County and more particularly described as follows:

That portion of the Southwest quarter of the Northeast quarter of Section 5, Township 14 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, in the State of California, County of Fresno, City of Fresno, more particularly described as follows:

Lots 1 through 5, inclusive, and 16 through 25, inclusive, all in the map of Walsh Subdivision, in the City of Fresno, County of Fresno, State of California, as per Map thereof recorded March 22, 1915 in the Recorder's Office of said County in Volume 7, Page 68 of Plats;

Together with all that portion of the Sumner Avenue (heretofore vacated by order of the Board of Supervisors of said County), adjoining and lying between and being part and Parcel of said Lots 2 through 5, inclusive, and lots 16 through 20, inclusive, being the Easterly 638.2 feet as originally delineated on said Map;

Also together with, all that portion of the South 30 feet of said Walsh Subdivision (heretofore vacated by order of the Board of Supervisors of said County), by Order of Abandonment recorded December 9, 1942 in Book 2044 Page 333 of Official Records;

Also together with, that portion of Lot 32 of Weihe Home Tract, according to the Map thereof recorded in Book 3 page 25 of Record of Surveys, in the office of the County Recorder of said County, more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 32, thence South 89°58'00" East, along the north line of said Lot 32, a distance of 643.90 feet to the point of intersection thereof with a line which is parallel with and 30.00 feet west of the east line of said Lot 32 and the east line of the said Southwest quarter of the Northeast quarter of Section 5; thence South 0°07'07" East, along said parallel line, a distance of 67.03 feet; thence South 89°50'00" West, a distance of 644.06 feet to the west line of said Lot 32; thence North 0°01'01" East, along said west line, a distance of 69.28 feet to the **POINT OF BEGINNING**.

Together with underlying fee interest, if any, adjacent to the above described property in and to the adjoining public right of way.

Containing 8.86 acres or 386,029 square feet, more or less.

Adjusted Parcel B

Parcel B of Lot Line Adjustment No. 2016-06 recorded on JUNE 8, 2017, as Doc. No. 2017-0071344, of Official Records of Fresno County and more particularly described as follows

The land referred to herein is situated in the State of California, County of Fresno, City of Fresno and described as follows:

All of Lot 32 of Weihe Home Tract, in the City of Fresno, County of Fresno, State of California, according to the Map thereof recorded in Book 3, page 25 of Record of Surveys, in the office of the County Recorder of said County.

Excepting therefrom that portion of said Lot 32, more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 32, thence South 89°58'00" East, along the north line of said Lot 32, a distance of 643.90 feet to the point of intersection thereof with a line which is parallel with and 30.00 feet west of the east line of said Lot 32 and the east line of the Southwest quarter of the Northeast quarter of Section 5, Township 14 South, Range 20 East, Mount Diablo Base and Meridian; thence South 0°07'00" East, along said parallel line, a distance of 67.03 feet; thence South 89°50'00" West, a distance of 644.06 feet to the west line of said Lot 32; thence North 0°01'01" East, along said west line, a distance of 69.28 feet to the **POINT OF BEGINNING**.

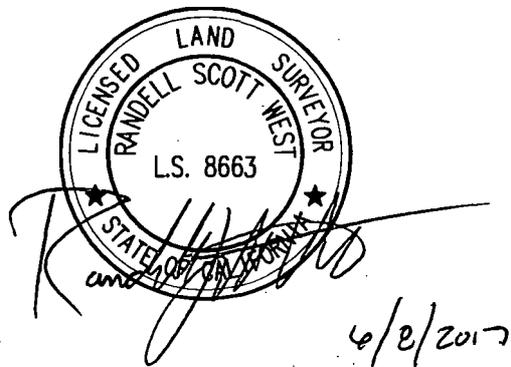
Together with underlying fee interest, if any, adjacent to the above described property in and to the adjoining public right of way.

Containing 3.43 acres or 149,382 square feet, more or less.

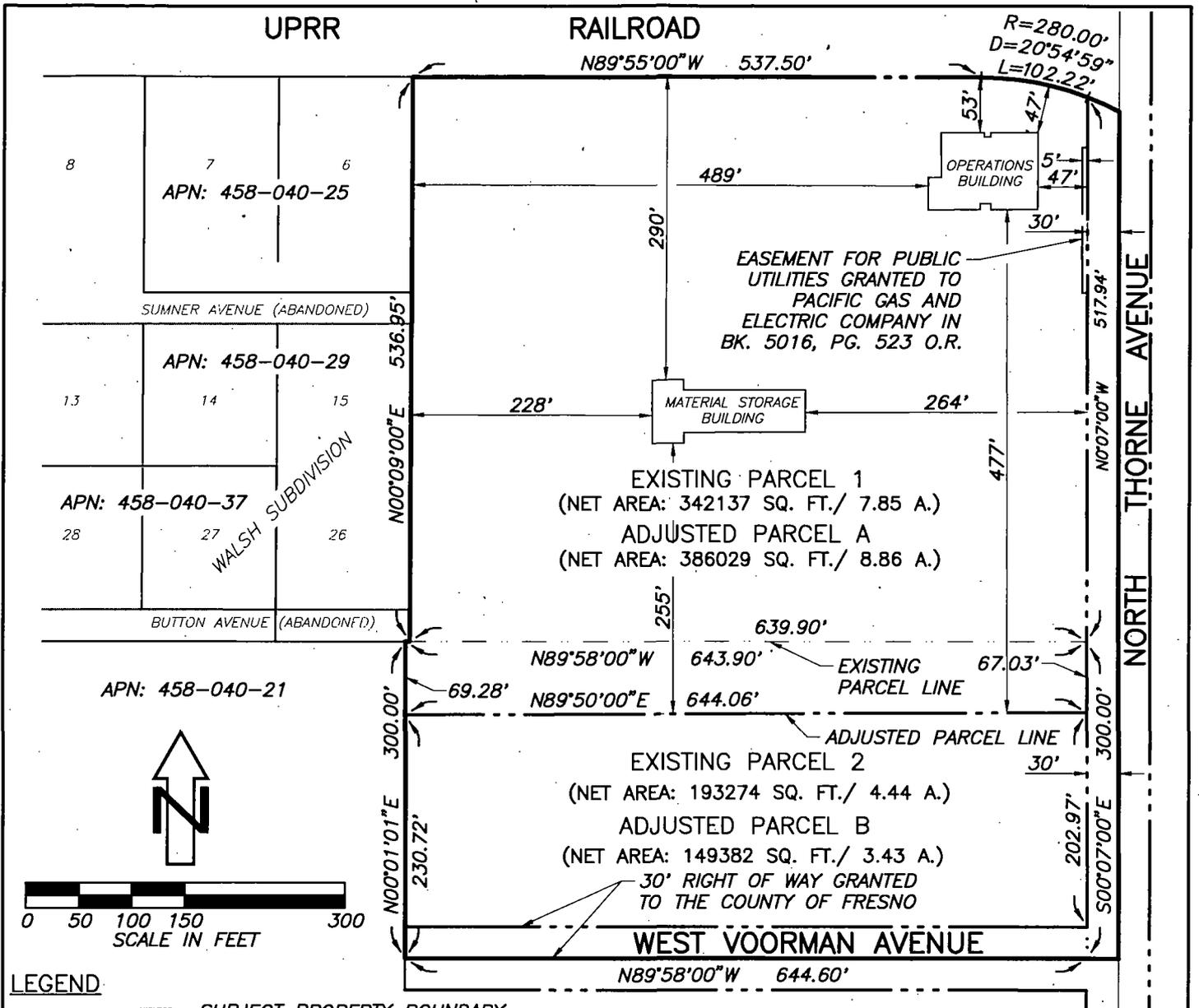
This Lot Line Adjustment is graphically shown on Exhibit B attached hereto and made a part hereof.

END DESCRIPTION

This legal description was prepared by me, or under my direction, in accordance with the Professional Land Surveyors' Act.



6/8/2017



LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJUSTED PARCEL LINE
- EXISTING PARCEL LINE
- UNDERLYING LOT LINES
- EASEMENT LINE
- CENTERLINE
- RIGHT OF WAY LINE
- (R1) RECORD DATA PER WALSH SUBDIVISION VOLUME 7, PAGE 68 OF PLATS, FRESNO COUNTY RECORDS
- (R2) RECORD DATA PER WEIHE HOME TRACT BOOK 3, PAGE 25 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS

NOTE

ALL DISTANCES AND BEARINGS ARE RECORD OR CALCULATED PER WALSH SUBDIVISION VOLUME 7, PAGE 68 OF PLATS AND WEIHE HOME TRACT BOOK 3, PAGE 25 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, UNLESS NOTED OTHERWISE



	CONSULTANT Blair, Church & Flynn Consulting Engineers 451 Clovis Avenue, Suite 200 Clovis, California 93812 Tel (569) 326-1400 Fax (569) 326-1500	LOT LINE ADJUSTMENT NO. 2016-06 EXHIBIT "B" APN: 458-040-05, 17 & 18	DR. BY ARG CH. BY RSW DATE 6/8/17 SCALE: AS NOTED	SHEET NO. 1 OF 1 SHEETS

WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN
MAIL TAX STATEMENTS TO

Pacific Gas and Electric Company
245 Market Street, N10A, Room 1015
P.O. Box 770000
San Francisco, CA 94711

6
FRESNO County Recorder
Paul Dictos, C.P.A.

DOC- 2017-0100725

Check Number 43704

Monday, AUG 14, 2017 09:20:08

Ttl Pd \$34.00

Rcpt # 0004823608
APR/R2/1-6

A.P.N. 458-040-18, 458-040-05 portion

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORRECTORY GRANT DEED

LD# 2214-20-2461

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$ [0]

[] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[] unincorporated area of

[] city of Fresno AND

FOR A VALUABLE CONSIDERATION, receipts of which is hereby acknowledged, PACIFIC GAS AND ELECTRIC COMPANY, a California corporation

hereby GRANT(S) to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation

the following real property in the City of Fresno, County of Fresno, State of California, described as follows:

See "Adjusted Parcel B" of Exhibit 'A' & Exhibit 'B' attached hereto and by reference made a part thereof.

*This deed is being recorded to correct the legal description contained in that certain grant deed dated June 08, 2017 and recorded as Document No. 2017-0071344 which incorrectly stated the recording document information of the adjusted properties.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

Dated July 18, 2017

PACIFIC GAS AND ELECTRIC
COMPANY, a California corporation


Eric Robert Albanese
Supervisor
Land Surveying and Engineering Support
South Valley

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of FRESNO)

On JULY 18, 2017, before me, KEITH TURNEY, NOTARY PUBLIC
Here insert name and title of the officer

personally appeared ERIC ROBERT ALBANESE
_____ , who proved to

me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Keith Turney

Signature of Notary Public

(Seal)

CAPACITY CLAIMED BY SIGNER

- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)
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Together with underlying fee interest, if any, adjacent to the above described property in and to the adjoining public right of way.

Containing 8.86 acres or 386,029 square feet, more or less.

Adjusted Parcel B

Parcel B of Lot Line Adjustment No. 2016-06 recorded on June 8, 2017, as Doc. No. 2017-0071344, of Official Records of Fresno County and more particularly described as follows

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3

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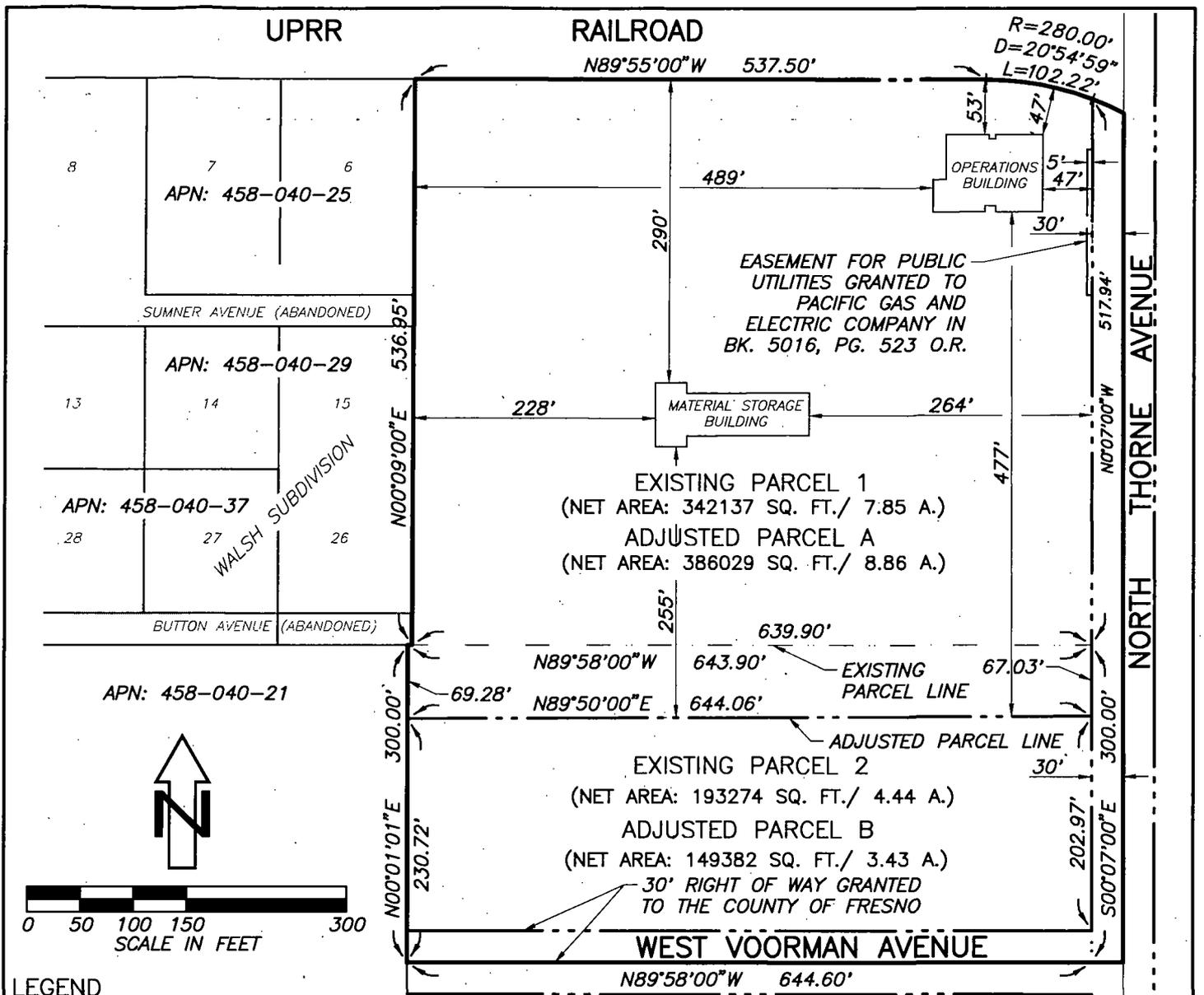
END DESCRIPTION

This legal description was prepared by me, or under my direction, in accordance with the Professional Land Surveyors' Act.



7/6/2017

4



LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJUSTED PARCEL LINE
- EXISTING PARCEL LINE
- UNDERLYING LOT LINES
- EASEMENT LINE
- CENTERLINE
- RIGHT OF WAY LINE
- (R1) RECORD DATA PER WALSH SUBDIVISION VOLUME 7, PAGE 68 OF PLATS, FRESNO COUNTY RECORDS
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7/6/2017

	<p>CONSULTANT</p> <p>Blair, Church & Flynn Consulting Engineers 451 Clovis Avenue, Suite 200 Clovis, California 93812 Tel (559) 326-1400 Fax (559) 326-1500</p>	<p>LOT LINE ADJUSTMENT NO. 2016-06</p> <p>EXHIBIT "B"</p> <p>APN: 458-040-05, 17 & 18</p>	<p>DR. BY ARG CH. BY RSW DATE 6/8/17 SCALE: AS NOTED</p>	<p>SHEET NO. 1 OF 1 SHEETS</p>

LD # 2214-20-2461
Area 4, Fresno
Fresno Land Rights Office
Gas Distribution Operating Department
USGS location: MDB&M, T.14S., R.20E., Section 5 & SW ¼ of the NE ¼
FERC License Number(s): N/A
PG&E Drawing Number(s): N/A
PLAT NO.: N/A
LD of any affected documents: 2214-20-1101, 1066, 1067, 1068, 1540, 1070, 1071,
1072, 1074, 1075, & 0167
LD of any Cross-referenced documents: N/A
TYPE OF INTEREST: 1, 11f
SBE Parcel Number: 135-10-11B-1
(For Quitclaims, % being quitclaimed): N/A
Order # or PM #: 7085486
JCN: N/A
County: Fresno
Utility Notice Numbers (if applicable): N/A
851 Approval Application No. N/A Decision N/A
Prepared By: N/A
Checked By: N/A
Revision Number: N/A

Attachment 3
Valuation Estimate

Valuation Estimate:

Fresno Gas Load Center – Proposed ROW Dedication and Pedestrian Easement

As requested, attached is a summary report of the estimated market value for a proposed dedication and grant of easement of PG&E-owned property. This is a desktop estimate based on information available to PG&E's Appraisal Department, which is assumed to be accurate but may not be personally verified. While the valuation estimate contains similar research and methodology to that which would be found in an appraisal, it is not considered to be a formal appraisal as elements such as interviewing principals to the comparable sales transactions and viewing the comparable properties, among others, have been eliminated due to the non-complex nature of the valuation question and the relatively low total value of the proposed acquisition. If a formal appraisal is required, by law/regulation, or if a particularly high degree of certainty is necessary for decision making or risk mitigation, please work with the PG&E's Appraisal Administrator to have a formal appraisal ordered.

Please be aware of the following assumptions, all of which are critical to understanding and using this valuation estimate. If any of the assumptions are proven incorrect, this valuation estimate may need to be revised:

- The estimates contained within this waiver valuation are for budgeting and negotiation purposes and should not be considered an appraisal for condemnation/eminent domain uses. If an actual appraisal were to be performed on this property, it is possible that information discovered about the property or the market could result in opinions of value that differ from those presented in this estimate.
- It is assumed that PG&E has completed a review of the proposed dedication and grant of easement and deemed that the proposed use does not interfere with PG&E's primary use of the property.
- The estimated land value of the subject is based on the assumption that the Highest and Best Use of the land, as vacant, is Industrial.
- No title report has been provided or reviewed. It is assumed that there are no issues affecting title that would play a significant role in the valuation of the subject parcel.
- No environmental review of the property has been performed. The property is assumed to be "clean" or at least as clean as the comparable data.
- If applicable, it is assumed that PG&E's existing improvements, such as fencing and paving, will either be untouched, or restored in the after condition, with no loss of utility.
- The scope of this Valuation Estimate is limited: The estimator has not visited the subject or comparable properties. Data has not been personally verified, but is assumed reasonably accurate. Sources of data may include, but are not limited to: comparable sales developed for appraisal reports of similar property, raw sales/listing data available via MLS, Costar or other data services.
- This valuation is based on limited information provided by the project team and ascertained via desktop research. If, in the future, better or more complete information becomes available, this valuation can be updated/revised.
- The dollar figures generated for this estimate are influenced by real estate market conditions and will change over time.

Valuation Estimate:

Fresno Gas Load Center – Proposed ROW Dedication and Pedestrian Easement

- The value reported is an estimate of market value. *No adjustments have been made for cost savings or intangible value that PG&E may receive due to the proposed license.*

Please contact the Appraisal Dept. should you need clarification or additional information.

Valuation Estimate:

Fresno Gas Load Center – Proposed ROW Dedication and Pedestrian Easement

DATE: August 12, 2021

INTENDED USER: PG&E Land Rights Group

INTENDED USE: Budgeting, Potential 851 filing

FROM: PG&E Appraisal Group

ORDER NUMBER: 7092805

PROPERTY OWNER: Pacific Gas and Electric

PROPERTY IDENTIFICATION:

APN: 458-040-47 (Fresno County)

SBE: 135-10-018

ADDRESS: NWC W. Voorman Avenue & N. Thorne Avenue, Fresno, CA

INTEREST ESTIMATED: ROW Dedication and Pedestrian Easement

HIGHEST and BEST USE, as vacant (Assumed): Industrial

PARCEL VALUATION ESTIMATE:

Subject Property Description:

The subject property is a vacant PG&E-owned parcel located in an industrial neighborhood north of the Highways 99 and 180 interchange in the City of Fresno. The subject parcel is located on the corner of West Voorman Avenue and North Thorne Avenue. The parcel is 3.42 acres in size, rectangular in shape, level, and at grade with the street frontages. The parcel is one of three contiguous parcels owned by PG&E comprising the Fresno Gas Load Center. However, as the site is vacant, it does not appear to be a critical piece of the larger facility. Therefore, for purposes of this valuation, the single, vacant parcel is considered the subject “larger parcel”. No improvements are being affected by the proposed dedication or grant of easement. Consequently, this valuation focuses on vacant land value.

Zoning, General Plan, and Highest and Best Use:

According to the City of Fresno, the subject’s zoning and general plan designations are industrial in nature. The IH-Heavy Industrial zoning district “is intended to accommodate the broadest range of industrial uses on sites identified in the General Plan. It includes manufacturing, assembly, wholesaling, distribution, and storage activities that are essential to the development of a balanced economic base. Small-scale commercial services and ancillary office uses are also permitted.”

Surrounding land uses in the neighborhood are predominantly industrial. The neighborhood appears to be stable with no apparent emerging trends or imminent changes anticipated. Based on these factors, the highest and best use of the subject property as vacant is assumed to be industrial. Consequently, sales of industrial land will be used to value the subject property.

Valuation Estimate:

Fresno Gas Load Center – Proposed ROW Dedication and Pedestrian Easement

Comparable Sales:

Sales and listings of industrially zoned land were sought in the general vicinity of the subject. Five sales and one active listing were found and revealed a unit price range of \$3.47 to \$7.65/square foot. The sales varied in terms of location, size and shape. All the sale properties are zoned Heavy Industrial. I-1, I-5 and I-6 are located within the Fresno city limits whereas I-2, I-3 and I-4 are located in unincorporated Fresno County. I-1 and I-6 represent parcels that were split from I-5. All the sale properties except for I-4 are rectangular in shape. I-4 is triangular in shape but is improved with a small industrial building and with freeway visibility has two billboards which provide income. Considering all the sales, the subject is considered superior to I-2, I-3 and I-4, and slightly inferior to I-1 and I-6. With I-5 considered the most comparable sale, but somewhat dated, a value of \$7.00/square foot is considered appropriate for the subject property.

ID	Address/APN	Sale Date	Lot Acreage	Zoning	Sale Price	Price Per SF
I-1	NEC S. Cherry Ave & E. Annadale Ave Fresno 328-300-21	5/17/2021	2.33	IH	\$776,000	\$7.65
I-2	2438 S. West Ave Fresno 477-080-20 +6 others	9/18/2020	7.77	M3	\$1,175,000	\$3.47
I-3	S. Cedar Ave, N of E Church Ave Fresno 480-100-11 (por)	7/16/2019	9.00	M3	\$1,600,000	\$4.08
I-4	3153-73 E. Malaga Ave Fresno 331-140-36, 37	5/13/2019	6.10	M3	\$1,420,000	\$5.34
I-5	NEC S. Cherry Ave & E. Annadale Ave Fresno 328-300-03 (por)	8/13/2018	4.55	IH	\$1,200,000	\$6.05
I-6	S. Cherry Ave & E. Annadale Ave Fresno 328-300-22	Available	2.22	IH	\$700,000	\$7.24

Right of Way Dedication and Pedestrian Easement:

The proposed right of way dedication and pedestrian easement areas are depicted on the attached exhibits. The dedication area consists of 3,434 square feet and represents a portion of a cul-de-sac/turnaround area at the end of West Voorman Avenue to be utilized as part of a city street improvement project. This area essentially represents a transfer of the fee simple interest of this portion of the property.

The proposed pedestrian easement represents an approximately 3-foot wide strip wrapping around a portion of the road dedication area, presumably for a sidewalk. This area contains 114 square feet. In the after condition, the easement will leave minimal use to PG&E,

Valuation Estimate:

Fresno Gas Load Center – Proposed ROW Dedication and Pedestrian Easement

except for possible future development credit; therefore, the easement is valued at 90% of the fee simple value.

Value of Proposed ROW Dedication and Pedestrian Easement:

Subject Property Land Value = \$7.00 per square foot (Fee Simple Value)

Overall property value, as if vacant = 3.42 acres x 43,560 ft² x \$7.00 = \$1,042,825

Item	Size (Sq.Ft.)	Value/Sq.Ft.	% of Fee Value	Total
ROW Dedication	3,434	\$7.00	100	\$24,038
Pedestrian Easement	114	\$7.00	90	\$718
Total (rounded)				\$24,800

It is assumed that no improvements in the easement area will be impacted, and that any damage occurring to fencing, paving irrigation or drainage facilities or improvements will be fully mitigated.

Subject Aerial View



Assessor Parcel Map

14S., R.20E., M.D.B.&M.

Tax Rate Area

458-04

005-984
005-988
005-599

(16)



(25)

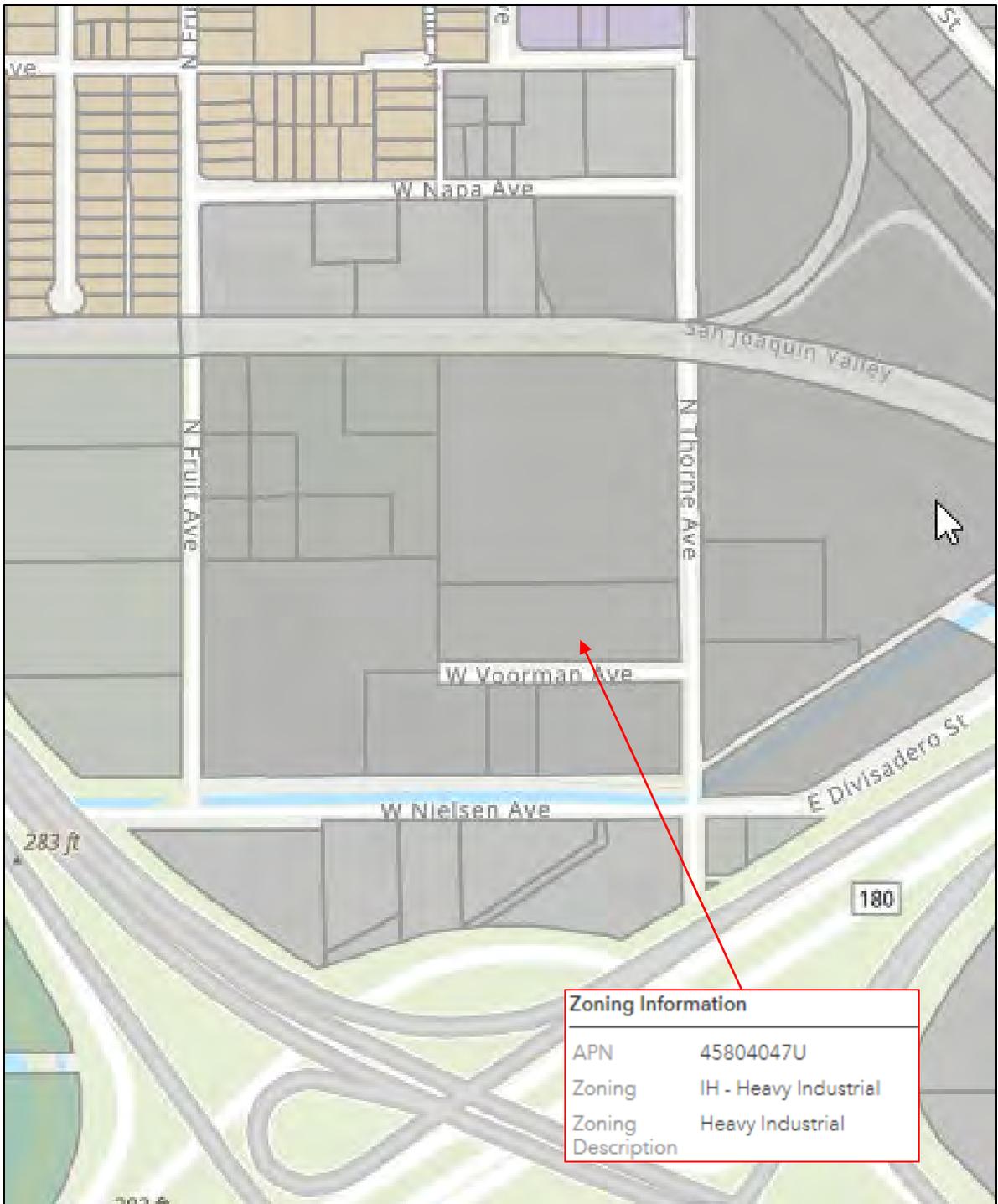
(17)

Assessor's Map Bk.458 - Pg.04
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles



Zoning: IH – Heavy Industrial



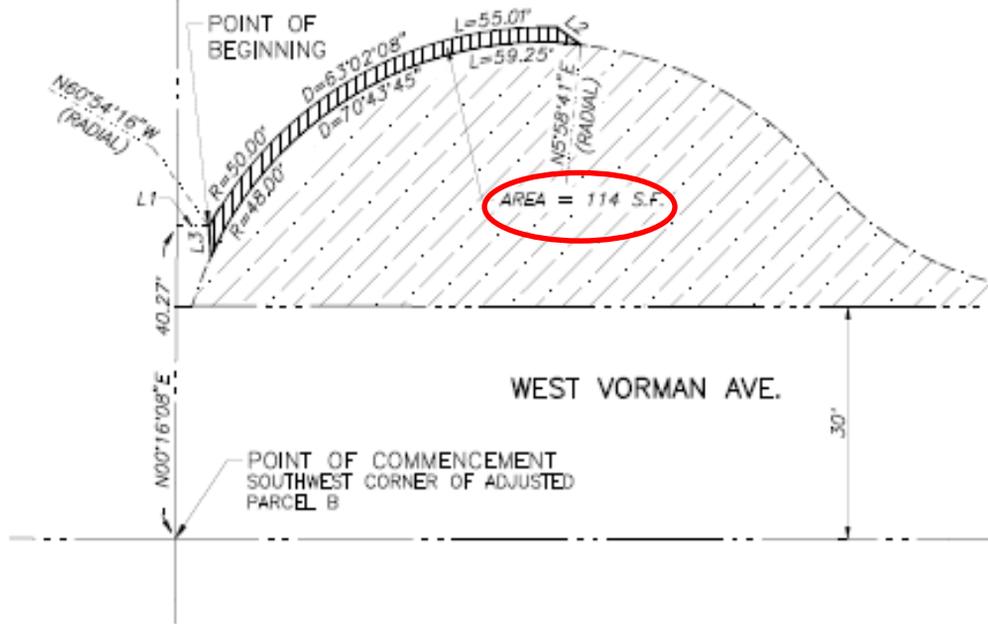
General Plan: Heavy Industrial



Exhibit of Proposed Pedestrian Easement

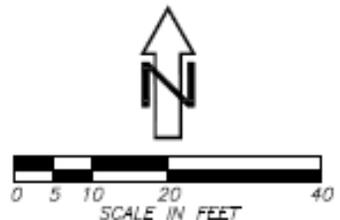
ADJUSTED PARCEL B
 CORRECTORY GRANT DEED
 DOC. NO. 2017-0100725 OF O.R.F.C.
 APN: 458-040-47

LINE TABLE		
LINE #	LENGTH	BEARING
L1	4.21'	S89°43'52"E
L2	3.85'	S54°39'29"E
L3	3.85'	N4°06'55"W



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PEDESTRIAN EASEMENT
- PROPOSED RIGHT-OF-WAY



CONSULTANT
 Blatz, Church & Flynn
 1415 S. Bascom Avenue
 Suite 100
 San Jose, CA 95128
 Tel: 408.298.1111
 Fax: 408.298.1112

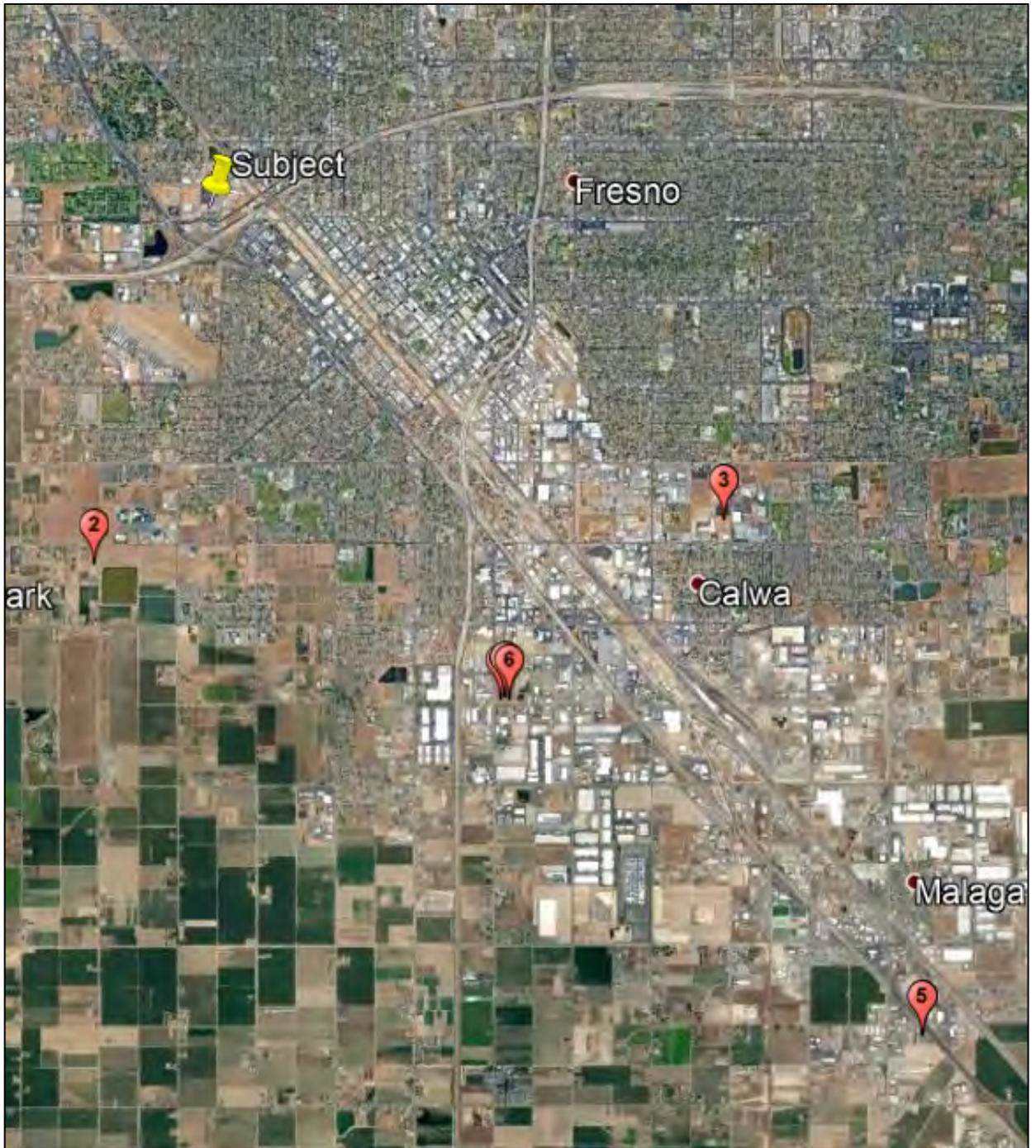
EXHIBIT "B" – PEDESTRIAN EASEMENT

APN: 458-040-47

DR. BY ARG
 CH. BY RSW
 DATE 11/14/18
 SCALE AS NOTED

SHEET NO. 1
 OF 1 SHEETS

Comparable Sales Map



Attachment 4

Notice of Intent to Adopt Negative Declaration

CITY OF FRESNO

**NOTICE OF INTENT TO ADOPT A
NEGATIVE DECLARATION**

**PROJECT TITLE & ENVIRONMENTAL
ASSESSMENT**

EA No. A-16-007/D-16-045/V-16-006 for
Plan Amendment Application No. A-16-007,
Development Permit Application No. D-16-045 and
Variance Application No. V-16-006

APPLICANT:

Michael Boone
Teter Architects & Engineers, LLP
7535 North Palm Avenue
Fresno, CA 93711

PROJECT LOCATION:

211 North Thorne Avenue; Located on the west side of
North Thorne Avenue between West Nielsen and West
Belmont Avenues in the City and County of Fresno,
California

APNs: 458-040-05U, 17U, 18U

Site Latitude: 36°44'44.2" N & Site Longitude:
119°48'48.9" W

Mount Diablo Base & Meridian, Township 14S, Range
20E, Section 5

Filed with:

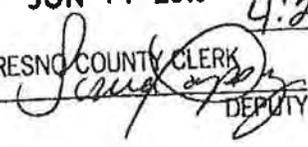
FRESNO COUNTY CLERK
2220 Tulare Street, Fresno, CA 93721

E201610000199

FILED

JUN 17 2016

TIME
4:25

By  FRESNO COUNTY CLERK
DEPUTY

PROJECT DESCRIPTION: Plan Amendment Application No. A-16-007, Development Permit Application No. D-16-045 and Variance Application No. V-16-006 were filed by Michael Boone of Teter Architects & Engineers, LLP, on behalf of PG&E. Plan Amendment Application No. A-16-007 proposes to repeal the G Street Official Plan Line. Development Permit Application No. D-16-045 proposes to upgrade the PG&E General Construction Division service center yard. These upgrades include the replacement of existing structures, reconfiguration of the site, off-site improvements and installation of new above-ground ballistic fuel storage tanks. Variance Application No. V-16-006 requests authorization to construct an eight foot high wall surrounding the property.

The Fresno General Plan planned land use designation of the subject property is special districts. The proposed use is consistent with the planned land use designation and M-3 (*Heavy Industrial District*) zoning.

The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014. Therefore, the Development and Resource Management Department proposes to adopt a Negative Declaration for this project.

E201610000199

With the mitigation imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete has become available. The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

Additional information on the proposed project, including the proposed environmental Finding of Conformity, initial study and all documents and technical studies referenced in the initial study, as well as electronic copies of documents, may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, Third Floor, Room 3043, Fresno, California 93721-3604. Please contact Chris Lang at (559) 621-8023 for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Comments may be submitted at any time between the publication date of this notice and close of business on July 11, 2016. Please direct all comments to Chris Lang, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Third Floor, Room 3043, Fresno, California, 93721-3604; or by email, Chris.Lang@fresno.gov; or by facsimile, (559) 498-1026. Para información en español, comuníquese con McKencie Contreras al teléfono (559) 621-8066.

INITIAL STUDY PREPARED BY:

Chris Lang
Planner II

DATE: June 17, 2016

SUBMITTED BY:



McKencie Contreras, Supervising Planner
CITY OF FRESNO DEVELOPMENT &
RESOURCE MANAGEMENT DEPT

CITY OF FRESNO NEGATIVE DECLARATION		Notice of Intent was filed with: FRESNO COUNTY CLERK 2221 Kern Street Fresno, California 93721 on June 17, 2016
The full Initial Study and the Master Environmental Impact Report SCH No. 2012111015 are on file in the Development and Resource Management Department, Fresno City Hall, 3rd Floor 2600 Fresno Street Fresno, California 93721 (559) 621-8277	ENVIRONMENTAL ASSESSMENT NUMBER: EA No. A-16-007/D-16-045/V-16-006	
APPLICANT: Michael Boone Teter Architects & Engineers, LLP 7535 North Palm Avenue Fresno, CA 93711	PROJECT LOCATION: 211 North Thorne Avenue; Located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues in the City and County of Fresno, California APNs: 458-040-05U, 17U, 18U Site Latitude: 36°44'44.2" N & Site Longitude: 119°48'48.9" W Mount Diablo Base and Meridian, Township 14S, Range 20E, Section 5	
PROJECT DESCRIPTION: Plan Amendment Application No. A-16-007, Development Permit Application No. D-16-045 and Variance Application No. V-16-006 was filed by Michael Boone of Teter Architects & Engineers, LLP, on behalf of PG&E, and proposes to repeal the G Street Official Plan Lien and to upgrade the PG&E General Construction Division service center yard. These upgrades include the replacement of existing structures, reconfiguration of the site, off-site improvements and installation of new above-ground ballistic fuel storage tanks. The Fresno General Plan planned land use designation of the subject property is heavy industrial. The proposed use is consistent with the planned land use designation and M-3 (<i>Heavy Industrial District</i>) zoning.		
The City of Fresno has conducted an initial study and proposes to adopt a Negative Declaration for the above-described project. The environmental analysis contained in the Initial Study and this Negative Declaration is tiered from Master Environmental Impact Report SCH No. 2012111015 (MEIR) prepared for the Fresno General Plan. A copy of the MEIR may be reviewed in the City of Fresno Development and Resource Management Department as noted above. The proposed project has been determined to be a subsequent project that is not fully within the scope of the Master Environmental Impact Report SCH No. 2012111015 (MEIR) prepared for the Fresno General Plan. Pursuant to Public Resources Code § 21157.1 and California Environmental Quality Act (CEQA) Guidelines § 15177, this project has been evaluated with respect to each item on the attached environmental checklist to determine whether this project may cause any additional		

significant effect on the environment which was not previously examined in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available.

This completed environmental impact checklist form, its associated narrative, and proposed mitigation measures reflect applicable comments of responsible and trustee agencies and research and analysis conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist, initial study narrative, and any attachments thereto, combine to form a record indicating that an initial study has been completed in compliance with the State CEQA Guidelines and the California Environmental Quality Act.

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

Based upon the evaluation guided by the environmental checklist form, it was determined that there are foreseeable impacts from the Project that are additional to those identified in the MEIR, and/or impacts which require mitigation measures not included in the MEIR Mitigation Measure Checklist. The completed environmental checklist form indicates whether an impact is potentially significant, less than significant with mitigation, or less than significant. For some categories of potential impacts, the checklist may indicate that a specific adverse environmental effect has been identified which is of sufficient magnitude to be of concern. Such an effect may be inherent in the nature and magnitude of the project, or may be related to the design and characteristics of the individual project. Effects so rated are not sufficient in themselves to require the preparation of an Environmental Impact Report, and have been mitigated to the extent feasible. With the project specific mitigation imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR. Both the MEIR mitigation checklist measures and the project-specific mitigation checklist measures will be imposed on this project.

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

PREPARED BY:
Chris Lang, Planner

SUBMITTED BY:



DATE: June 17, 2016

McKencie Contreras, Supervising Planner
DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT

Attachments:

Exhibit A: Initial Study Impact Checklist and Initial Study
(Appendix G)

Exhibit B: Master Environmental Impact Report No. SCH No.
2012111015 General Plan Mitigation Monitoring Checklist

**APPENDIX G TO ANALYZE
SUBSEQUENT PROJECT IDENTIFIED IN MEIR SCH No. 2012111015/INITIAL
STUDY**

Environmental Checklist Form for:

EA No. A-16-007/D-16-045/V-16-006

1. Project title:

Plan Amendment Application No. A-16-007, Development Permit Application No. D-16-045 and Variance Application No. V-16-006

2. Lead agency name and address:

City of Fresno
Development and Resource Management Department
2600 Fresno Street
Fresno, CA 93721

3. Contact person and phone number:

Chris Lang, Planner
City of Fresno
Development & Resource Management Department
(559) 621-8023

4. Project location:

211 North Thorne Avenue
Located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues, in the City and County of Fresno, California
Assessor's Parcel Number(s): 458-040-05U, 17U, 18U
36° 44' 44.2" N Latitude, 119° 48' 48.9" W Longitude

5. Project sponsor's name and address:

Michael Boone of Teter Architects & Engineers, LLP, on behalf of PG&E
7535 North Palm Avenue
Fresno, CA 93711

6. General plan designation:

The Fresno General Plan, Edison Community Plan and Fresno-Chandler Downtown Airport Master Plan designate the subject property for special districts planned land

uses.

7. **Zoning:**

M-3 (*Heavy Industrial District*)

8. **Description of project:**

Michael Boone of Teter Architects & Engineers, on behalf of PG&E, has filed Plan Amendment Application No. A-16-007, Development Permit Application No. D-16-045, and Variance Application No. V-16-006 pertaining to approximately 8.71 acres of property located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues. Plan Amendment Application No. A-16-007 proposes to amend the Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master Plan to repeal the previously adopted Official Plan Line No. 80 for G Street between East Divisadero Street and West Belmont Avenue. The plan amendment application been filed in order to facilitate approval of proposed upgrades to PG&E's General Construction Yard on approximately 8.71 acres of property. Development Permit Application No. D-16-045 proposes upgrades to PG&E's General Construction Division service center yard which will include the replacement of existing buildings with new pre-manufactured metal structures, reconfiguration of operational site, off-site improvements and installation of new above-ground ballistic fuel storage tanks. Variance Application No. V-16-006 requests authorization to construct an 8 foot wall on the north and west property lines of the subject property.

9. **Surrounding land uses and setting:**

	Planned Land Use	Existing Zoning	Existing Land Use
North	Special Districts	M-1 & M-3 <i>Light Manufacturing District & Heavy Industrial District</i>	Industrial
East	Special Districts	M-3 <i>Heavy Industrial District</i>	Industrial
South	Special Districts	M-3 <i>Heavy Industrial District</i>	Industrial
West	Special Districts	M-3 <i>Heavy Industrial District</i>	Industrial

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

City of Fresno (COF) Department of Public Works; COF Department of Public Utilities; COF Building and Safety Services Division; COF Fire Department; Fresno Metropolitan Flood Control District; County of Fresno Department of Environmental Health; and, San Joaquin Valley Air Pollution Control District.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Pursuant to Public Resources Code Section 21157.1(b) and CEQA Guidelines 15177(b)(2), the purpose of this MEIR initial study is to analyze whether the subsequent project was described in the Master Environmental Impact Report No. 2012111015 and whether the subsequent project may cause any additional significant effect on the environment, which was not previously examined in MEIR No. 2012111015 ("MEIR").

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR because it would have no additional significant effects that were not examined in the MEIR such that no new additional mitigation measures or alternatives may be required. All applicable mitigation measures contained in the Mitigation Monitoring Checklist shall be imposed upon the proposed project. A FINDING OF CONFORMITY
--------------------------	---

	will be prepared.
<u>X</u>	I find that the proposed project will not have a significant effect on the environment. All applicable mitigation measures contained in the MEIR Mitigation Monitoring Checklist will be imposed upon the project. A NEGATIVE DECLARATION will be prepared.
_____	I find that the proposed project is a subsequent project identified in the MEIR and but that it is not fully within the scope of the MEIR because the proposed project could have a significant effect on the environment that was not examined in the MEIR. However, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. The project specific mitigation measures and all applicable mitigation measures contained in the MEIR Mitigation Monitoring Checklist will be imposed upon the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.
_____	I find that the proposed project is a subsequent project identified in the MEIR but that it MAY have a significant effect on the environment that was not examined in the MEIR, and an ENVIRONMENTAL IMPACT REPORT is required to analyze the potentially significant effects not examined in the MEIR pursuant to Public Resources Code Section 21157.1(d) and CEQA Guidelines 15178(a).

X Chris Lang 6/17/16
 Chris Lang Date

EVALUATION OF ADDITIONAL ENVIRONMENTAL IMPACTS NOT ASSESSED IN THE MEIR:

1. For purposes of this MEIR Initial Study, the following answers have the corresponding meanings:
 - a. "No Impact" means the subsequent project will not cause any additional significant effect related to the threshold under consideration which was not previously examined in the MEIR.
 - b. "Less Than Significant Impact" means there is an impact related to the threshold under consideration that was not previously examined in the MEIR, but that impact is less than significant;
 - c. "Less Than Significant with Mitigation Incorporation" means there is a potentially significant impact related to the threshold under consideration that was not

previously examined in the MEIR, however, with the mitigation incorporated into the project, the impact is less than significant.

- d. "Potentially Significant Impact" means there is an additional potentially significant effect related to the threshold under consideration that was not previously examined in the MEIR.
2. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
3. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
4. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
5. A "Finding of Conformity" is a determination based on an initial study that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR because it would have no additional significant effects that were not examined in the MEIR.
6. A "Negative Declaration" is a determination that the proposed project will not have a significant effect on the environment and does not require the preparation of an EIR.
7. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
8. Earlier analyses may be used where, pursuant to the tiering, program EIR or MIER, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should

identify the following:

- a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in the MEIR or another earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
9. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
10. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
11. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
12. The explanation of each issue should identify:
- a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

The subject property is currently developed with two structures and parking for vehicle storage. The proposed project will replace the existing structures with new structures at a similar size and scale. A concrete perimeter wall will be constructed and landscaping along street frontages will be required. The site is located in an area which has been partially developed with industrial uses, many of the structures being of similar height in the surrounding area. Any development on the subject site would be consistent with the existing development in the surrounding area and would be required to comply with the development standards of the IH (*Industrial – Heavy*) zone district, therefore no scenic vista will be obstructed by the development. The project is not performing any work within a state scenic highway, therefore, the project will not substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway. The project is proposing structures that are aesthetically similar to existing structures on the subject site, therefore it will not substantially degrade the existing visual character or quality of the site and its surroundings. Furthermore, development of the site will not create a new source of substantial light or glare which would affect day or night time views in the project area, given that the project will only have lights consistent with what is permitted in the Fresno Municipal Code (FMC).

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. -- Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>				X
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				X
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>				X
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

The subject property is deemed Urban and Built-Up Land as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency; therefore it will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is planned for heavy industrial uses and does not have a Williamson Act contract. The site is zoned for heavy industrial uses, therefore it will not conflict with existing zoning for, or cause rezoning of, forest land or timberland. The subject area is surrounded by industrial uses. There is no surrounding farmland and will not result in any conversion of farmland.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY AND GLOBAL CLIMATE CHANGE - (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) - - Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?			X	

The subject project proposes the reconfiguration and reconstruction of an existing construction yard which is planned for special districts in the Fresno General Plan. The project will not occur at a scale or scope with potential to contribute substantially or cumulatively to existing or projected air quality violations, impacts, or increases of criteria pollutants for which the San Joaquin Valley region is under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors). The proposed project will comply with all applicable air quality plans; therefore the project will not conflict with or obstruct an applicable air quality plan. The project must comply with the construction and development requirements of the San Joaquin Valley Air Pollution Control District (SJVAPCD), therefore, no violations of air quality standards will occur. Development of the subject property will not expose sensitive receptors to substantial pollutant concentrations. There are no residential uses in the immediate area and the project will not result in a significant impact to sensitive receptors as no net increase of pollutants will occur. The subject site is not located adjacent to high traffic freeways and roads and rail yard uses called out by the California Environmental Protection Agency California Air Resources Board dated April 2005 that may have significant negative air quality impacts. The proposed project is below the Rule 9510 applicability threshold, therefore Rule 9510 requirements do not apply.. This Rule (also called Indirect Source Review or ISR) provides for incorporation of a wide range of mitigation measures into projects, and levies fees for pollutants generated by development projects, transportation and development projects. The fees are used to provide for regional air quality improvements and mitigations. The project is proposing industrial uses consistent with the area; therefore, it is not expected to create objectionable odors affecting a substantial number of people.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

The proposed project would not directly affect any sensitive, special status, or candidate species, nor would it modify any habitat that supports them. The subject property is located within a developed, urban area; therefore, there is no riparian habitat or any other sensitive natural community identified in the vicinity of the proposed project by the California Department of Fish and Game or the US Fish and Wildlife Service. No federally protected wetlands are located on the subject site. Therefore, there would be no impacts to species, riparian habitat or other sensitive communities and wetlands. The site is not located within a native resident or migratory fish area, therefore it will not impede on their movement. The proposed project does not contain a native wildlife nursery site. No local policies, habitat conservation plan, regarding biological resources are applicable to the subject site and there would be no impacts with regard to those plans.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

The project proposes a use which is already present on the subject site, on property which has been previously developed, and there are no historical resources on the subject property. Therefore it is not expected to cause a substantial adverse change in the significance of a historical resource. There is no evidence that cultural resources of any type (including historical, archaeological, paleontological, or unique geologic features) exist on the subject property. Past record searches for the region have not revealed the likelihood of cultural resources on the subject property or in its immediate vicinity. It should be noted however that lack of surface evidence of historical resources does not preclude the subsurface existence of archaeological resources. Therefore, due to the ground disturbing activities that will occur as a result of the project, pursuant to the conditions of approval for the project, if material that may be human remains, animal fossils, or archaeological material is encountered, work shall stop immediately; and, that qualified professionals in the respective field are contacted and consulted in order to insure that the activities of the proposed project will not involve physical demolition, destruction, relocation, or alteration of historic, archaeological, or paleontological resources.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Fresno has no known active earthquake faults, and is not in any Alquist-Priolo Special Studies Zones. There are no known geologic hazards or unstable soil conditions known to exist on the site. The project site is not located within an area that has strong seismic ground shaking, liquefaction or landslides. The project proposes industrial use on flat land, therefore substantial soil erosion or the loss of topsoil is not expected. Development of the property requires compliance with grading and drainage standards of the City of Fresno and Fresno Metropolitan Flood Control District Standards (FMFCD), therefore the project is not expected to be unstable or located on expansive soil. All new structures are required to conform to current seismic protection standards in the California Building Code. Septic tanks or alternative waste water disposal systems will not be a part of the project.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

The proposed project will not occur at a scale or scope with potential to contribute substantially or cumulatively to the generation of greenhouse gas emissions, either

directly or indirectly. Under the MEIR and General Plan mitigation measures and policies for reducing all forms of air pollution, levels of greenhouse gases will be reduced along with other regulated air pollutants. At this point in time, detailed analyses and conclusions as to the significance of greenhouse gas emissions and strategies for mitigation are still not feasible, because the legislatively-mandated greenhouse gas inventory benchmarking and the environmental analysis policy formulation tasks are not completed.

The proposed project will not affect greenhouse gas emissions beyond what was analyzed in the Master Environmental Impact Report for the Fresno General Plan.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIAL -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

The proposed project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because the proposed project will deal primarily with construction materials; additionally, as such, there is no significant hazard to the public or the environment through an accident. The project proposes the repeal of the G Street Official Plan Line and the reconfiguration and reconstruction of buildings on an existing site, therefore it is not expected to emit a significant amount of hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no known existing hazardous material conditions on the site and the project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed project has been reviewed by the County of Fresno Department of Public Health and has been conditioned to ensure there are no hazardous impacts to the surrounding area. The project area is located within the Fresno-Chandler Downtown Airport Master

Plan area, however only a portion of the property is located within the traffic pattern zone and will not create a significant safety hazard. The project area is not located within the vicinity of a private airstrip, therefore, it would not result in a safety hazard for people residing or working in the project area. The project must comply with the Fire Department requirement for emergency access points. The project area is not located near a wildland area, therefore the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Fresno is one of the largest cities in the United States still relying primarily on groundwater for its public water supply. Surface water treatment and distribution has been implemented in the northeastern part of the City, but the city is still subject to an

EPA Sole Source Aquifer designation. While the aquifer underlying Fresno typically exceeds a depth of 300 feet and is capacious enough to provide adequate quantities of safe drinking water to the metropolitan area well into the twenty-first century, groundwater degradation, increasingly stringent water quality regulations, and an historic trend of high consumptive use of water on a per capita basis (some 250 gallons per day per capita), have resulted in a general decline in aquifer levels, increased cost to provide potable water, and localized water supply limitations. Fresno has addressed these issues through metering and revisions to the City's Urban Water Management Plan (UWMP). The purpose of these management plans is to provide safe, adequate, and dependable water supplies in order to meet the future needs of the metropolitan area in an economical manner; protect groundwater quality from further degradation and overdraft; and, provide a plan of reasonably implementable measures and facilities. City water wells, pump stations, recharge facilities, water treatment and distribution systems have been expanded incrementally to mitigate increased water demands and respond to groundwater quality challenges. The City has indicated that groundwater wells, pump stations, recharge facilities, water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. The City of Fresno Department of Public Utilities, Water Division has reviewed the proposed project and has determined that water service will be available to the proposed project subject to compliance with the Department of Public Works standards, specifications, and policies.

The project is proposing industrial uses consistent with development in the area; therefore the project is not expected to violate waste discharge requirements. The FMFCD requires the construction of an inlet as a condition of approval. As such, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. Development of the property requires compliance with grading and drainage standards of the City of Fresno and FMFCD, therefore the project is not expected to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The project is required to comply with the requirements of the FMFCD, therefore it is not expected to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

The project is proposing industrial uses and is therefore, not expected to substantially degrade water quality. The site is not located within a flood prone or hazard area. The project is not located near a levee or dam; therefore it will not expose people or structures to a significant risk of loss, injury or death involving flooding. Additionally, the subject property is not located in an area subject to inundation by seiche, tsunami or mudflow.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

The project proposes to demolish and reconstruct office and industrial structures and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno. The proposed project is consistent with the applicable Fresno General Plan and Edison Community Plan planned land use designation of special districts. Based upon the submitted application, the proposed structure layout and design is consistent with the special districts planned land use for the subject property pursuant to the Fresno General Plan. The project will not conflict with any conservation plans since it is not located within any conservation plan areas.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES -- Would the project:				

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

The subject property is not located in an area designated for mineral resource preservation or recovery.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

In developed areas of the community, noise conflicts often occur when a noise sensitive land use is located adjacent to a noise generator. Noise in these situations frequently stems from on-site operations, use of outdoor equipment, uses where large numbers of persons assemble, and vehicular traffic. Some land uses, such as residential dwellings, are considered noise sensitive receptors and involve land uses associated with indoor and/or outdoor activities that may be subject to stress and/or significant interference from noise. The City of Fresno Noise Element of the Fresno General Plan establishes a land use compatibility criterion of 65dB DNL for exterior noise levels in outdoor activity areas of new residential developments. Outdoor activity areas generally include backyards of single family residences. The intent of the exterior noise level requirement is to provide an acceptable noise environment for outdoor activities and recreation. Furthermore, the Noise Element also requires that interior noise levels attributable to exterior noise sources not exceed 45 dB DNL. The intent of the interior noise level standard is to provide an acceptable noise environment for indoor communication and sleep.

The project is consistent with other industrial development in the surrounding area. There are existing residential uses in the vicinity, however are located more than 700 feet away from the subject property and noise levels are not expected to increase above acceptable levels established in the General Plan. Construction activities associated

with the development of the proposed project could expose persons or structures to excessive groundborne vibration or noise levels. However, this would only be during the construction phase of the proposed project. The proposed project site is within the Fresno-Chandler Downtown Airport specific land use plan, however it will not expose people working in the project area to increased noise levels. The project site is not located within the vicinity of a private airstrip. The project will be required to comply with all noise policies from the Fresno General Plan and noise requirements within the Fresno Municipal Code.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING - - Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

The completed project will remain at approximately the same size and scope as currently existing; development will occur at an intensity and scale that is permitted by the planned land use designation and zone district classification for the site. Thus, the development of the property in accordance with the subject applications will not facilitate an additional intensification of uses beyond that which would be allowed by the public facility planned land use designation. No substantial population growth is anticipated directly from increased employment or indirectly from the improvement of infrastructure or removal of the G street Official Plan Line. The subject property is an industrial use and does not have any residential units, and therefore will not displace substantial numbers of people.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES --				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?				X
Drainage and flood control?			X	
Parks?				X
Schools?				X
Other public services?				X

The Department of Public Utilities has reviewed the proposed project and has determined that adequate sewer, water, and solid waste facilities are available subject to compliance with the conditions submitted by the Department of Public Utilities for this project. City police and fire protection services are also available to serve the proposed project, with the subject property located within 1.5 miles of Fire Station #3. The FMFCD has indicated that the project is served by adequate drainage facilities. Development of the property requires compliance with grading and drainage standards of the City of Fresno and FMFCD. Various departments and agencies have submitted conditions that will be required as conditions of approval for the subject entitlement applications. All conditions of approval must be complied with prior to occupancy. Fresno Unified School district levies a fee for the construction of new commercial or industrial structures. The developer will pay appropriate school fees at time of building permits.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

The proposed project will not result in an increase in population and is not expected to result in the substantial physical deterioration of existing parks or recreational facilities. The project does not propose recreational facilities at a size or scope which is expected to have an adverse physical effect on the environment.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC - - Would the project:				

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?			X	
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

The removal of the G Street OPL will not impact the surrounding area. The project has been reviewed by the Public Works Department, Traffic & Engineering Services, and it has been determined that existing roads and infrastructure are sufficient to serve the area subject to project conditions. The applicant will be required to construct improvements at the North Thorne and Union Pacific Railroad crossing. The Public Works Department, Traffic & Engineering Division staff has reviewed the proposed traffic yield for the proposed project, and the expected traffic generation will not adversely impact the existing and projected circulation system as analyzed in the MEIR. Furthermore, the design of the proposed development has been evaluated and determined to be consistent with respect to connectivity and compliance with City of Fresno standards, specification and policies. The project is located within the Fresno-Chandler Downtown Airport traffic pattern zone, however it will not change air traffic levels. The proposed streets were reviewed by the Department of Public Works and will not create hazards. The Fire Department has reviewed the project for emergency access points; therefore there will not be inadequate emergency access. The project will not conflict with adopted policies or plans regarding public transit, bicycle or pedestrian facilities because said features are incorporated into the conditions of approval for the project.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

The Department of Public Utilities has determined that adequate sanitary sewer and water services will be available to serve the proposed project subject to the provision and construction of standard connections, extensions, and installations of facility infrastructure; compliance with the Department of Public Utilities standards,

specifications, and policies. The project site will be serviced by the Solid Waste Division and have water and sewer facilities available subject to conditions. The project is proposed at a size and scope which will not require new water or wastewater treatment facilities. The FMFCD has indicated that permanent storm drainage facilities are existing and available for use for the proposed project. The project area has sufficient water supplies available to serve the project from existing resources. The solid waste division has reviewed the project and has sufficient capacity to accommodate the project's needs. The project is required to comply with federal, state and local statutes and regulations related to solid waste.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

The proposed project is considered to be proposed at a size and scope which is neither a direct or indirect detriment to the quality of the environment through reductions in habitat, populations, or examples of local history (through either individual or cumulative impacts). The proposed project does not have the potential to degrade the quality of the environment or reduce the habitat of wildlife species and will not threaten plant communities or endanger any floral or faunal species. Furthermore the project has no potential to eliminate important examples of major periods in history. Therefore, as noted in preceding sections of this Initial Study, there is no evidence in the record to indicate that incremental environmental impacts facilitated by this project would be cumulatively significant. There is also no evidence in the record that the proposed project would have any adverse impacts directly, or indirectly, on human beings.

MEIR Mitigation Measure Monitoring Checklist for EA No. A-16-007/D-16-045/V-16-006

June 17, 2016

INCORPORATING MEASURES FROM THE MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) CERTIFIED FOR THE CITY OF FRESNO GENERAL PLAN UPDATE (SCH No. 2012111015)

This mitigation measure monitoring and reporting checklist was prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15097 and Section 21081.6 of the Public Resources Code (PRC). It was certified as part of the Fresno City Council's approval of the MEIR for the Fresno General Plan update (Fresno City Council Resolution 2014-225, adopted December 18, 2014).

Letter designations to the right of each MEIR mitigation measure listed in this Exhibit note how the mitigation measure relates to the environmental assessment of the above-listed project, according to the key found at right and at the bottoms of the following pages:

- A** - Incorporated into Project
- B** - Mitigated
- C** - Mitigation in Progress
- D** - Responsible Agency Contacted
- E** - Part of City-wide Program
- F** - Not Applicable

The timing of implementing each mitigation measure is identified in in the checklist, as well as identifies the entity responsible for verifying that the mitigation measures applied to a project are performed. Project applicants are responsible for providing evidence that mitigation measures are implemented. As lead agency, the City of Fresno is responsible for verifying that mitigation is performed/completed.

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F	
<p>Aesthetics:</p> <p>AES-1. Lighting systems for street and parking areas shall include shields to direct light to the roadway surfaces and parking areas. Vertical shields on the light fixtures shall also be used to direct light away from adjacent light sensitive land uses such as residences.</p> <p>Verification comments:</p>	Prior to issuance of building permits	Public Works Department (PW) and Development & Resource Management Dept. (DARM)	X						X

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A B C D E F					
			A	B	C	D	E	F

Aesthetics (continued):

<p>AES-2: Lighting systems for public facilities such as active play areas shall provide adequate illumination for the activity; however, low intensity light fixtures and shields shall be used to minimize spillover light onto adjacent properties.</p> <p>Verification comments:</p>	<p>Prior to issuance of building permits</p>	<p>DARM</p>								X
<p>AES-3: Lighting systems for non-residential uses, not including public facilities, shall provide shields on the light fixtures and orient the lighting system away from adjacent properties. Low intensity light fixtures shall also be used if excessive spillover light onto adjacent properties will occur.</p> <p>Verification comments:</p>	<p>Prior to issuance of building permits</p>	<p>DARM</p>	X						X	
<p>AES-4: Lighting systems for freestanding signs shall not exceed 100 foot Lamberts (FT-L) when adjacent to streets which have an average light intensity of less than 2.0 horizontal footcandles and shall not exceed 500 FT-L when adjacent to streets which have an average light intensity of 2.0 horizontal footcandles or greater.</p> <p>Verification comments:</p>	<p>Prior to issuance of building permits</p>	<p>DARM</p>							X	

A - Incorporated into Project
 B - Mitigated

C - Mitigation in Process
 D - Responsible Agency Contacted

E - Part of City-Wide Program
 F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE VERIFIED BY					
			A	B	C	D	E	F

Air Quality *(continued)*:

- AIR-2:** Projects that result in an increased cancer risk of 10 in a million or exceed criteria pollutant ambient air quality standards shall implement site-specific measures that reduce toxic air contaminant (TAC) exposure to reduce excess cancer risk to less than 10 in a million. Possible control measures include but are not limited to:
- Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards.
 - Post signs requiring drivers to limit idling to 5 minutes or less
 - Construct block walls to reduce the flow of emissions toward sensitive receptors
 - Install a vegetative barrier downwind from the TAC source that can absorb a portion of the diesel PM emissions
 - For projects proposing to locate a new building containing sensitive receptors near existing sources of TAC emissions, install HEPA filters in HVAC systems to reduce TAC emission levels exceeding risk thresholds.
 - Install heating and cooling services at truck stops to eliminate the need for idling during overnight stops to run onboard systems.

(continued on next page)

Prior to development project approval

DARM

X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Air Quality (continued):									
AIR-2 (continued from previous page)		[see previous page]	[see previous page]						
<ul style="list-style-type: none"> For large distribution centers where the owner controls the vehicle fleet, provide facilities to support alternative fueled trucks powered by fuels such as natural gas or bio-diesel Utilize electric powered material handling equipment where feasible for the weight and volume of material to be moved. <p>Verification comments:</p>									
AIR-3: Require developers proposing projects on ARB's list of projects in its Air Quality and Land Use Handbook (Handbook) warranting special consideration to prepare a cumulative health risk assessment when sensitive receptors are located within the distance screening criteria of the facility as listed in the ARB Handbook.		Prior to development project approval	DARM					X	
Verification comments:									

A - Incorporated into Project
 B - Mitigated

C - Mitigation in Process
 D - Responsible Agency Contacted

E - Part of City-Wide Program
 F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F	
Air Quality (continued):									
<p>AIR-4: Require developers of projects containing sensitive receptors to provide a cumulative health risk assessment at project locations exceeding ARB Land Use Handbook distance screening criteria or newer criteria that may be developed by the San Joaquin Valley Air Pollution Control District (SJVAPCD).</p> <p>Verification comments:</p>	<p>Prior to development project approval</p>	<p>DARM</p>							X
<p>AIR-5: Require developers of projects with the potential to generate significant odor impacts as determined through review of SJVAPCD odor complaint history for similar facilities and consultation with the SJVAPCD to prepare an odor impact assessment and to implement odor control measures recommended by the SJVAPCD or the City to the extent needed to reduce the impact to less than significant.</p> <p>Verification comments:</p>	<p>Prior to development project approval</p>	<p>DARM</p>			X		X		

A - Incorporated into Project
 B - Mitigated
 C - Mitigation in Process
 D - Responsible Agency Contacted
 E - Part of City-Wide Program
 F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F

Biological Resources (continued):

<p>BIO-2 (continued from previous page) may result in the direct or incidental take of a listed species. Specific mitigation measures for direct or incidental impacts to a listed species will be determined on a case-by-case basis through agency consultation. Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>								
<p>BIO-3: Development within the Planning Area should avoid, where possible, special-status natural communities and vegetation communities that provide suitable habitat for special-status species. If a proposed project will result in the loss of a special-status natural community or suitable habitat for special-status species, compensatory habitat-based mitigation is required under CEQA and the California Endangered Species Act (CESA). Mitigation will consist of preserving on-site habitat, restoring similar habitat or purchasing off-site credits from an approved mitigation bank. Compensatory mitigation will be determined through consultation with the City and/or resource agencies. An appropriate mitigation strategy and ratio will be agreed upon by the developer and lead agency to reduce project impacts to special-status natural communities to a less than significant (continued on next page)</p>	<p>Prior to development project approval</p>	<p>DARM</p>	<p>X</p>					<p>X</p>		

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE VERIFIED BY					
			A	B	C	D	E	F

Biological Resources (continued):

<p>BIO-3 (continued from previous page): level. Agreed-upon mitigation ratios will depend on the quality of the habitat and presence/absence of a special-status species. The specific mitigation for project level impacts will be determined on a case-by-case basis. Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
<p>BIO-4: Proposed projects within the Planning Area should avoid, if possible, construction within the general nesting season of February through August for avian species protected under Fish and Game Code 3500 and the Migratory Bird Treaty Act (MBTA), if it is determined that suitable nesting habitat occurs on a project site. If construction cannot avoid the nesting season, a pre-construction clearance survey must be conducted to determine if any nesting birds or nesting activity is observed on or within 500-feet of a project site. If an active nest is observed during the survey, a biological monitor must be on site to ensure that no proposed project activities would impact the active nest. A suitable buffer will be established around the active nest until the nestlings have fledged and the nest is no longer active. Project activities (continued on next page)</p>	<p>Prior to development project approval and during construction activities</p>	<p>DARM</p>	<p>X</p>				<p>X</p>	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Biological Resources (continued):								
<p>BIO-4 (continued from previous page): may continue in the vicinity of the nest only at the discretion of the biological monitor. Verification comments:</p>	[see previous page]	[see previous page]						
<p>BIO-5: If a proposed project will result in the removal or impact to any riparian habitat and/or a special-status natural community with potential to occur in the Planning Area, compensatory habitat-based mitigation shall be required to reduce project impacts. Compensatory mitigation must involve the preservation or restoration or the purchase of off-site mitigation credits for impacts to riparian habitat and/or a special-status natural community. Mitigation must be conducted in-kind or within an approved mitigation bank in the region. The specific mitigation ratio for habitat-based mitigation will be determined through consultation with the appropriate agency (i.e., CDFW or USFWS) on a case-by-case basis. Verification comments:</p>	Prior to development project approval	DARM						X

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 F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE STATUS					
			A	B	C	D	E	F

Biological Resources (continued):

<p>BIO-6: Project impacts that occur to riparian habitat may also result in significant impacts to streambeds or waterways protected under Section 1600 of Fish and Wildlife Code and Section 404 of the CWA. CDFW and/or USACE consultation, determination of mitigation strategy, and regulatory permitting to reduce impacts, as required for projects that remove riparian habitat and/or alter a streambed or waterway, shall be implemented.</p> <p>Verification comments:</p>	<p>Prior to development project approval</p>	<p>DARM</p>								<p>X</p>
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<p>BIO-7: Project-related impacts to riparian habitat or a special-status natural community may result in direct or incidental impacts to special-status species associated with riparian or wetland habitats. Project impacts to special-status species associated with riparian habitat shall be mitigated through agency consultation, development of a mitigation strategy, and/or issuing incidental take permits for the specific special-status species, as determined by the CDFW and/or USFWS.</p> <p>Verification comments:</p>	<p>Prior to development project approval</p>	<p>DARM</p>								<p>X</p>
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>Biological Resources <i>(continued)</i>:</p> <p>BIO-8: If a proposed project will result in the significant alteration or fill of a federally protected wetland, a formal wetland delineation conducted according to U.S. Army Corps of Engineers (USACE) accepted methodology is required for each project to determine the extent of wetlands on a project site. The delineation shall be used to determine if federal permitting and mitigation strategy are required to reduce project impacts. Acquisition of permits from USACE for the fill of wetlands and USACE approval of a wetland mitigation plan would ensure a "no net loss" of wetland habitat within the Planning Area. Appropriate wetland mitigation/creation shall be implemented in a ratio according to the size of the impacted wetland.</p> <p>Verification comments:</p> <p>BIO-9: In addition to regulatory agency permitting, Best Management Practices (BMPs) identified from a list provided by the USACE shall be incorporated into the design and construction phase of the project to ensure that no pollutants or siltation drain into a federally protected wetland. Project design features such as fencing, appropriate drainage and <i>(continued on next page)</i></p>	<p>Prior to development project approval</p>	<p>DARM</p>						X
	<p>Prior to development project approval; but for long-term operational BMPs, prior to issuance of occupancy</p>	<p>DARM</p>					X	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE STATUS					
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Biological Resources (continued):

<p>BIO-9 (continued from previous page): incorporating detention basins shall assist in ensuring project-related impacts to wetland habitat are minimized to the greatest extent feasible. Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
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Cultural Resources:

<p>CUL-1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and (continued on next page)</p>	<p>Prior to commencement of, and during, construction activities</p>	<p>DARM</p>	<p>X</p>				<p>X</p>		
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE STATUS					
			A	B	C	D	E	F

Cultural Resources (continued):

<p>CUL-1 (continued from previous page) recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these. Any historical artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p> <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>								
<p>CUL-2: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for prehistoric archaeological resources shall be conducted. The following procedures shall be followed. If prehistoric resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that buried prehistoric (continued on next page)</p>	<p>Prior to commencement of, and during, construction activities</p>	<p>DARM</p>	<p>X</p>					<p>X</p>		

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F

Cultural Resources (continued):

<p>CUL-2 (continued from previous page)</p> <p>archaeological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with CEQA Guidelines Section 15064.5.</p> <p>If the resources are determined to be unique prehistoric archaeological resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any prehistoric archaeological artifacts recovered as a result of mitigation shall be provided</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
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 B - Mitigated

C - Mitigation in Process
 D - Responsible Agency Contacted

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A B C D E F					
			A	B	C	D	E	F

Cultural Resources (continued):

<p>CUL-2 (further continued from previous two pages)</p> <p>to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p> <p>If prehistoric resources are found during the field survey or literature review, the resources shall be inventoried using appropriate State record forms and submit the forms to the Southern San Joaquin Valley Information Center. The resources shall be evaluated for significance. If the resources are found to be significant, measures shall be identified by the qualified archaeologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.</p> <p>In addition, appropriate mitigation for excavation and construction activities in the vicinity of the resources found during the field survey or literature review shall include an archaeological monitor. The monitoring period shall be determined by the qualified archaeologist. If additional prehistoric archaeological resources are found during</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>[see Page 14]</p>	<p>[see Page 14]</p>						
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Cultural Resources (continued):

- A - Incorporated into Project
- B - Mitigated

- C - Mitigation in Process
- D - Responsible Agency Contacted

- E - Part of City-Wide Program
- F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>CUL-2 <i>(further continued from previous three pages)</i></p> <p>excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed.</p> <p>Verification comments:</p>	<p>[see Page 14]</p>	<p>[see Page 14]</p>						
<p>CUL-3: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for unique paleontological/geological resources shall be conducted. The following procedures shall be followed:</p> <p>If unique paleontological/geological resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that unique paleontological/geological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified paleontologist shall be consulted to determine whether the resource requires further study. The qualified paleontologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered</p> <p><i>(continued on next page)</i></p>	<p>Prior to commencement of, and during, construction activities</p>	<p>DARM</p>	<p>X</p>				<p>X</p>	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>CUL-3 <i>(continued from previous page)</i></p> <p>resources, including but not limited to, excavation of the finds and evaluation of the finds. If the resources are determined to be significant, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any paleontological/geological resources recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p> <p>If unique paleontological/geological resources are found during the field survey or literature review, the resources shall be inventoried and evaluated for significance. If the resources are found to be significant, mitigation measures shall be identified by the qualified paleontologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. In addition, appropriate mitigation for excavation and construction activities in the vicinity of the</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE STATUS					
			A	B	C	D	E	F

Cultural Resources (continued):

<p>CUL-3 (further continued from previous two pages)</p> <p>resources found during the field survey or literature review shall include a paleontological monitor. The monitoring period shall be determined by the qualified paleontologist. If additional paleontological/geological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed.</p> <p>Verification comments:</p>	<p>[see Page 17]</p>	<p>[see Page 17]</p>							
<p>CUL-4: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most</p> <p>(continued on next page)</p>	<p>Prior to commencement of, and during, construction activities</p>	<p>DARM</p>	<p>X</p>				<p>X</p>		

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A B C D E F					
			A	B	C	D	E	F

Cultural Resources (continued):

<p>CUL-4 (continued from previous page) likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains. Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE VERIFIED BY					
			A	B	C	D	E	F
Hazards and Hazardous Materials								
<p>HAZ-1: Re-designate the existing vacant land proposed for low density residential located northwest of the intersection of East Garland Avenue and North Dearing Avenue and located within Fresno Yosemite International Airport Zone 1-RPZ, to Open Space. Verification comments:</p>	Prior to development approvals	DARM						X
<p>HAZ-2: Limit the proposed low density residential (1 to 3 dwelling units per acre) located northwest of the airport, and located within Fresno Yosemite International Airport Zone 3-Inner Turning Area, to 2 dwelling units per acre or less. Verification comments:</p>	Prior to development approvals	DARM						X
<p>HAZ-3: Re-designate the current area within Fresno Yosemite International Airport Zone 5-Sideline located northeast of the airport to Public Facilities-Airport or Open Space. Verification comments:</p>	Prior to development approvals	DARM						X

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 F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE					
			A	B	C	D	E	F
Hazards and Hazardous Materials (continued):								
<p>HAZ-4: Re-designate the current vacant lots at the northeast corner of Kearney Boulevard and South Thorne Avenue to Public Facilities-Airport or Open Space.</p> <p>Verification comments:</p>	Prior to development approvals	DARM						X
<p>HAZ-5: Prohibit residential uses within Safety Zone 1 northwest of the Hayes Avenue and South Thorne Avenue intersection.</p> <p>Verification comments:</p>	Prior to development approvals	DARM						X
<p>HAZ-6: Establish an alternative Emergency Operations Center in the event the current Emergency Operations Center is under redevelopment or blocked.</p> <p>Verification comments:</p>	Prior to redevelopment of the current Emergency Operations Center	Fresno Fire Department and Mayor/City Manager's Office					X	

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 F - Not Applicable

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality									
<p>HYD-1: The City shall develop and implement water conservation measures to reduce the per capita water use to 215 gallons per capita per day.</p> <p>Verification comments:</p>		Prior to water demand exceeding water supply	Department of Public Utilities (DPU)			X			X
<p>HYD-2: The City shall continue to be an active participant in the Kings Water Authority and the implementation of the Kings Basin IRWMP.</p> <p>Verification comments:</p>		Ongoing	DPU			X		X	
<p>HYD-5.1: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan collection systems to less than significant.</p> <ul style="list-style-type: none"> Implement the existing Storm Drainage Master Plan (SDMP) for collection systems in drainage areas where the amount of imperviousness is unaffected by the change in land uses. <p><i>(continued on next page)</i></p>		Prior to exceedance of capacity of existing stormwater drainage facilities	Fresno Metropolitan Flood Control District (FMFCD), DARM, and PW	X			X	X	

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 F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Hydrology and Water Quality (continued):

<p>HYD-5.1 (continued from previous page)</p> <ul style="list-style-type: none"> Update the SDMP in those drainage areas where the amount of imperviousness increased due to the change in land uses to determine the changes in the collection systems that would need to occur to provide adequate capacity for the stormwater runoff from the increased imperviousness. Implement the updated SDMP to provide stormwater collection systems that have sufficient capacity to convey the peak runoff rates from the areas of increased imperviousness. <p>Require developments that increase site imperviousness to install, operate, and maintain FMFCD approved on-site detention systems to reduce the peak runoff rates resulting from the increased imperviousness to the peak runoff rates that will not exceed the capacity of the existing stormwater collection systems.</p> <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>					
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE STATUS					
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Hydrology and Water Quality (continued):

<p>HYD-5.2: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan retention basins to less than significant:</p> <p>Consult the SDMP to analyze the impacts to existing and planned retention basins to determine remedial measures required to reduce the impact on retention basin capacity to less than significant. Remedial measures would include:</p> <ul style="list-style-type: none"> • Increase the size of the retention basin through the purchase of more land or deepening the basin or a combination for planned retention basins. • Increase the size of the emergency relief pump capacity required to pump excess runoff volume out of the basin and into adjacent canal that convey the stormwater to a disposal facility for existing retention basins. • Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce runoff volume to the runoff volume that will not exceed the capacity of the existing retention basins. <p>Verification comments:</p>	<p>Prior to exceedance of capacity of existing retention basin facilities</p>	<p>FMFCD, DARM, and PW</p>				<p>X</p>	<p>X</p>		
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE STATUS					
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Hydrology and Water Quality *(continued)*:

<p>HYD-5.3: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan urban detention (stormwater quality) basins to less than significant.</p> <p>Consult the SDMP to determine the impacts to the urban detention basin weir overflow rates and determine remedial measures required to reduce the impact on the detention basin capacity to less than significant. Remedial measures would include:</p> <ul style="list-style-type: none"> • Modify overflow weir to maintain the suspended solids removal rates adopted by the FMFCD Board of Directors. • Increase the size of the urban detention basin to increase residence time by purchasing more land. The existing detention basins are already at the adopted design depth. • Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce peak runoff rates and runoff volume to the runoff rates and volumes that will not exceed the weir overflow rates of the existing urban detention basins. <p>Verification comments:</p>	<p>Prior to exceedance of capacity of existing urban detention basin (stormwater quality) facilities</p>	<p>FMFCD, DARM, and PW</p>			X		X	
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MITIGATION MEASURE	WHEN IMPLEMENTED			COMPLIANCE VERIFIED BY			A	B	C	D	E	F

Hydrology and Water Quality (continued):

<p>HYD-5.4: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan pump disposal systems to less than significant.</p> <ul style="list-style-type: none"> • Consult the SDMP to determine the extent and degree to which the capacity of the existing pump system will be exceeded. • Require new developments to install, operate, and maintain FMFCD design standard on-site detention facilities to reduce peak stormwater runoff rates to existing planned peak runoff rates. • Provide additional pump system capacity to maximum allowed by existing permitting to increase the capacity to match or exceed the peak runoff rates determined by the SDMP. <p>Verification comments:</p>	<p>Prior to exceedance of capacity of existing pump disposal systems</p>	<p>FMFCD, DARM, and PW</p>										
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE STATUS					
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Public Services (continued):

<p>PS-2: As future police facilities are planned, the police department shall evaluate if specific environmental effects would occur. Typical impacts from police facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from police department facilities includes:</p> <ul style="list-style-type: none"> • <i>Noise:</i> Barriers and setbacks on the police department sites. • <i>Traffic:</i> Traffic devices for circulation. • <i>Lighting:</i> Provision of hoods and deflectors on lighting fixtures on the fire department sites. <p>Verification comments:</p>	<p>During the planning process for future Police Department facilities</p>	<p>DARM</p>				X	
<p>PS-3: As future public and private school facilities are planned, school districts shall evaluate if specific environmental effects would occur with regard to public schools, and DARM shall evaluate other school facilities. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from school facilities includes:</p> <p><i>(continued on next page)</i></p>	<p>During the planning process for future school facilities</p>	<p>DARM, local school districts, and the Division of the State Architect</p>			X		

A - Incorporated into Project
 B - Mitigated

C - Mitigation in Process
 D - Responsible Agency Contacted

E - Part of City-Wide Program
 F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Public Services (continued):								
<p>PS-3 (continued from previous page)</p> <ul style="list-style-type: none"> • Noise: Barriers and setbacks placed on school sites. • Traffic: Traffic devices for circulation. • Lighting: Provision of hoods and deflectors on lighting fixtures for stadium lights. <p>Verification comments:</p>	[see previous page]	[see previous page]						
<p>PS-4: As future parks and recreational facilities are planned, the City shall evaluate if specific environmental effects would occur. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from park and recreational facilities includes:</p> <ul style="list-style-type: none"> • Noise: Barriers and setbacks placed on school sites. • Traffic: Traffic devices for circulation. • Lighting: Provision of hoods and deflectors on lighting fixtures for outdoor play area/field lights. <p>Verification comments:</p>	During the planning process for future park and recreation facilities	DARM				X		

A - Incorporated into Project
 B - Mitigated

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 F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F

Public Services (continued):

<p>PS-5: As future detention, court, library, and hospital facilities are planned, the appropriate agencies shall evaluate if specific environmental effects would occur. Typical impacts from court, library, and hospital facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts includes:</p> <ul style="list-style-type: none"> • Noise: Barriers and setbacks placed on school sites. • Traffic: Traffic devices for circulation. • Lighting: Provision of hoods and deflectors on outdoor lighting fixtures <p>Verification comments:</p>	<p>During the planning process for future detention, court, library, and hospital facilities</p>	<p>DARM, to the extent that agencies constructing these facilities are subject to City of Fresno regulation</p>			X		
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Utilities and Service Systems

<p>USS-1: The City shall develop and implement a wastewater master plan update.</p> <p>Verification comments:</p>	<p>Prior to wastewater conveyance and treatment demand exceeding capacity</p>	<p>DPU</p>				X	
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E - Part of City-Wide Program
 F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems (continued):								
<p>USS-2: Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. By approximately the year 2025, the City shall construct the following improvements:</p> <ul style="list-style-type: none"> Construct an approximately 70 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased. Construct an approximately 0.49 MGD expansion of the North Facility and obtain revised waste discharge permits as the generation of wastewater is increased. <p>Verification comments:</p>	<p>Prior to exceeding existing wastewater treatment capacity</p>	<p>DPU</p>			X			X
<p>USS-3: Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. After <i>(continued on next page)</i></p>	<p>Prior to exceeding existing wastewater treatment capacity</p>	<p>DPU</p>					X	

A - Incorporated into Project
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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE STATUS					
			A	B	C	D	E	F

Utilities and Service Systems (continued):

<p>USS-3 (continued from previous page) approximately the year 2025, the City shall construct the following improvements:</p> <ul style="list-style-type: none"> Construct an approximately 24 MGD wastewater treatment facility within the Southeast Development Area and obtain revised waste discharge requirements as the generation of wastewater is increased. Construct an approximately 9.6 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased. <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>							
<p>USS-4: A Traffic Control/Traffic Management Plan to address traffic impacts during construction of water and sewer facilities shall be prepared and implemented, subject to approval by the City (and Fresno County, when work is being done in unincorporated area roadways). The plan shall identify access and parking restrictions, pavement markings and signage, and hours of construction and for deliveries. It shall include haul routes, the notification plan, and coordination with emergency service providers and schools.</p> <p>Verification comments:</p>	<p>Prior to construction of water and sewer facilities</p>	<p>PW for work in the City; PW and Fresno County Public Works and Planning when unincorporated area roadways are involved</p>		X		X			

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>Utilities and Service Systems <i>(continued)</i>:</p> <p>USS-5: Prior to exceeding capacity within the existing wastewater collection system facilities, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of a facility until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided.</p> <ul style="list-style-type: none"> Orange Avenue Trunk Sewer: This facility shall be improved between Dakota and Jensen Avenues. Approximately 37,240 feet of new sewer main shall be installed and approximately 5,760 feet of existing sewer main shall be rehabilitated. The size of the new sewer main shall range from 27 inches to 42 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are RS03A, RL02, C01-REP, C02-REP, C03-REP, C04-REP, C05-REP, C06-REL and C07-REP. Marks Avenue Trunk Sewer: This facility shall be improved between Clinton Avenue and Kearney Boulevard. Approximately 12,150 feet of new sewer main shall be installed. The size of the new sewer main shall range from 33 inches to 60 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CM1-REP and CM2-REP. <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>Prior to exceeding capacity within the existing wastewater collection system facilities</p>	<p>DPU</p>					X	

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 F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems (continued):

<p>USS-5 (continued from previous page)</p> <ul style="list-style-type: none"> North Avenue Trunk Sewer: This facility shall be improved between Polk and Fruit Avenues and also between Orange and Maple Avenues. Approximately 25,700 feet of new sewer main shall be installed. The size of the new sewer main shall range from 48 inches to 66 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CN1-REL1 and CN3-REL1. Ashlan Avenue Trunk Sewer: This facility shall be improved between Hughes and West Avenues and also between Fruit and Blackstone Avenues. Approximately 9,260 feet of new sewer main shall be installed. The size of the new sewer main shall range from 24 inches to 36 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CA1-REL and CA2-REP. <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A B C D E F					
			A	B	C	D	E	F

Utilities and Service Systems *(continued)*:

<p>USS-6: Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of one of the 28 pipeline segments until additional capacity is provided.</p> <p>Verification comments:</p>	<p>Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1 of the MEIR</p>	<p>DPU</p>	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>X</td> </tr> </table>																X
							X												
<p>USS-7: Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demand additional water until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided.</p> <ul style="list-style-type: none"> Construct an approximately 80 million gallon per day (MGD) surface water treatment facility near the intersection of Armstrong and Olive Avenues, in accordance with Chapter 9 and Figure 9-1 of the City of Fresno Metropolitan Water Resources Management Plan Update (2014 Metro Plan Update) Phase 2 Report, dated January 2012. <p><i>(continued on next page)</i></p>	<p>Prior to exceeding existing water supply capacity</p>	<p>DPU</p>	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>X</td> </tr> </table>																X
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F

Utilities and Service Systems (continued):

<p>USS-7 (continued from previous page)</p> <ul style="list-style-type: none"> Construct an approximately 30 MGD expansion of the existing northeast surface water treatment facility for a total capacity of 60 MGD, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct an approximately 20 MGD surface water treatment facility in the southwest portion of the City, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>							
<p>USS-8: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided by approximately 2025.</p> <ul style="list-style-type: none"> Construct 65 new groundwater wells, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. <p>(continued on next page)</p>	<p>Prior to exceeding capacity within the existing water conveyance facilities</p>	<p>DPU</p>					<p>X</p>		

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F

Utilities and Service Systems *(continued)*:

<p>USS-8 <i>(continued from previous page)</i></p> <ul style="list-style-type: none"> Construct a 2.0 million gallon potable water reservoir (Reservoir T2) near the intersection of Clovis and California Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 3.0 million gallon potable water reservoir (Reservoir T3) near the intersection of Temperance and Dakota Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 3.0 million gallon potable water reservoir (Reservoir T4) in the Downtown Planning Area, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 4.0 million gallon potable water reservoir (Reservoir T5) near the intersection of Ashlan and Chestnut Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 4.0 million gallon potable water reservoir (Reservoir T6) near the intersection of Ashlan Avenue and Highway 99, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. <p style="text-align: right;"><i>(continued on next page)</i></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
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Utilities and Service Systems *(continued)*:

<p>USS-8 <i>(continued from previous two pages)</i></p> <ul style="list-style-type: none"> Construct 50.3 miles of regional water transmission mains ranging in size from 24-inch to 48-inch diameter, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct 95.9 miles of 16-inch diameter transmission grid mains, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. <p>Verification comments:</p>	<p>[see Page 37]</p>	<p>[see Page 37]</p>							
<p>USS-9: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided after approximately the year 2025 and additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update.</p> <p><i>(continued on next page)</i></p>	<p>Prior to exceeding capacity within the existing water conveyance facilities</p>	<p>DPU</p>					<p>X</p>		

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			A	B	C	D	E	F

Utilities and Service Systems (continued):

<p>USS-9 (continued from previous page)</p> <ul style="list-style-type: none"> Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 1) within the northern part of the Southeast Development Area. Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 2) within the southern part of the Southeast Development Area. <p>Additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update.</p> <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
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Utilities and Service Systems - Hydrology and Water Quality

<p>USS-10: In order to maintain Fresno Irrigation District canal operability, FMFCD shall maintain operational intermittent flows during the dry season, within defined channel capacity and downstream capture capabilities, for recharge.</p> <p>Verification comments:</p>	<p>During the dry season</p>	<p>Fresno Irrigation District (FID)</p>			<p>X</p>			
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
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Utilities and Service Systems - Biological Resources:

<p>USS-11: When FMFCD proposes to provide drainage service outside of urbanized areas:</p> <p>(a) FMFCD shall conduct preliminary investigations on undeveloped lands outside of highly urbanized areas. These investigations shall examine wetland hydrology, vegetation and soil types. These preliminary investigations shall be the basis for making a determination on whether or not more in-depth wetland studies shall be necessary. If the proposed project site does not exhibit wetland hydrology, support a prevalence of wetland vegetation and wetland soil types then no further action is required.</p> <p>(b) Where proposed activities could have an impact on areas verified by the Corps as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall obtain the necessary Clean Water Act, Section 404 permits for activities where fill material shall be placed in a wetland, obstruct the flow or circulation of waters of the United States, impair or reduce the reach of such waters. As part of FMFCD's Memorandum of Understanding with CDFG, Section 404 and 401 permits would be obtained from the U.S. Army Corps of Engineers and from the</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>Prior to development approvals outside of highly urbanized areas</p>	<p>California Regional Water Quality Control Board (RWQCB), and USACE</p>			X		
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F

Utilities and Service Systems - Biological Resources (continued):

<p>USS-11 (continued from previous page)</p> <p>Regional Water Quality Control Board for any activity involving filling of jurisdictional waters). At a minimum, to meet “no net loss policy,” the permits shall require replacement of wetland habitat at a 1:1 ratio.</p> <p>(c) Where proposed activities could have an impact on areas verified by the Corps as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall submit and implement a wetland mitigation plan based on the wetland acreage verified by the U.S. Army Corps of Engineers. The wetland mitigation plan shall be prepared by a qualified biologist or wetland scientist experienced in wetland creation, and shall include the following or equally effective elements:</p> <ul style="list-style-type: none"> i. Specific location, size, and existing hydrology and soils within the wetland creation area. ii. Wetland mitigation techniques, seed source, planting specifications, and required buffer setbacks. In addition, the mitigation plan shall ensure adequate water supply is provided to the created wetlands in order to maintain the proper <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - Biological Resources (continued):

<p>USS-11 (continued from previous two pages)</p> <p>hydrologic regimes required by the different types of wetlands created. Provisions to ensure the wetland water supply is maintained in perpetuity shall be included in the plan.</p> <p>iii. A monitoring program for restored, enhanced, created, and preserved wetlands on the project site. A monitoring program is required to meet three objectives; 1) establish a wetland creation success criteria to be met; 2) to specify monitoring methodology; 3) to identify as far as is possible, specific remedial actions that will be required in order to achieve the success criteria; and 4) to document the degree of success achieved in establishing wetland vegetation.</p> <p>(d) A monitoring plan shall be developed and implemented by a qualified biologist to monitor results of any on-site wetland restoration and creation for five years. The monitoring plan shall include specific success criteria, frequency and timing of monitoring, and assessment of whether or not maintenance activities are being carried out and how these shall be adjusted if necessary.</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>[see Page 41]</p>	<p>[see Page 41]</p>						
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A B C D E F					
			A	B	C	D	E	F

Utilities and Service Systems - Biological Resources (continued):

<p>USS-11 (continued from previous three pages)</p> <p>If monitoring reveals that success criteria are not being met, remedial habitat creation or restoration should be designed and implemented by a qualified biologist and subject to five years of monitoring as described above.</p> <p>Or</p> <p>(e) In lieu of developing a mitigation plan that outlines the avoidance, purchase, or creation of wetlands, FMFCD could purchase mitigation credits through a Corps approved Mitigation Bank.</p> <p>Verification comments:</p>	<p>[see Page 41]</p>	<p>[see Page 41]</p>							
<p>USS-12: When FMFCD proposes to provide drainage service outside in areas that support seasonal wetlands or vernal pools:</p> <p>(a) During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools, FMFCD shall conduct a preliminary rare plant assessment. The assessment will determine the likelihood on whether or not the project site could support rare plants. If it is determined that the project site would not support rare plants, then no further (continued on next page)</p>	<p>During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools</p>	<p>California Department of Fish & Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS)</p>							<p>X</p>

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - Biological Resources (continued):

<p>USS-12 (continued from previous page)</p> <p>action is required. However, if the project site has the potential to support rare plants; then a rare plant survey shall be conducted. Rare plant surveys shall be conducted by qualified biologists in accordance with the most current CDFG/USFWS guidelines or protocols and shall be conducted at the time of year when the plants in question are identifiable.</p> <p>(b) Based on the results of the survey, prior to design approval, FMFCD shall coordinate with CDFG and/or implement a Section 7 consultation with USFWS, shall determine whether the project facility would result in a significant impact to any special status plant species. Evaluation of project impacts shall consider the following:</p> <ul style="list-style-type: none"> • The status of the species in question (e.g., officially listed by the State or Federal Endangered Species Acts). • The relative density and distribution of the on-site occurrence versus typical occurrences of the species in question. <p>(continued on next page)</p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
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Utilities and Service Systems - Biological Resources (continued):

<p>USS-12 (continued from previous two pages)</p> <ul style="list-style-type: none"> The habitat quality of the on-site occurrence relative to historic, current or potential distribution of the population. Prior to design approval, and in consultation with the CDFG and/or the USFWS, FMFCD shall prepare and implement a mitigation plan, in accordance with any applicable State and/or federal statutes or laws, that reduces impacts to a less than significant level. <p>Verification comments:</p>	<p>[see Page 44]</p>	<p>[see Page 44]</p>							
<p>USS-13: When FMFCD proposes to provide drainage service outside in areas that support seasonal wetlands or vernal pools:</p> <p>(a) During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools, FMFCD shall conduct a preliminary survey to determine the presence of listed vernal pool crustaceans.</p> <p>(continued on next page)</p>	<p>During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools</p>	<p>CDFW and USFWS</p>						<p>X</p>	

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Utilities and Service Systems - Biological Resources (continued):

<p>USS-13 (continued from previous page)</p> <p>(b) If potential habitat (vernal pools, seasonally inundated areas) or fairy shrimp exist within areas proposed to be disturbed, FMFCD shall complete the first and second phase of fairy shrimp presence or absence surveys. If an absence finding is determined and accepted by the USFWS, then no further mitigation shall be required for fairy shrimp.</p> <p>(c) If fairy shrimp are found to be present within vernal pools or other areas of inundation to be impacted by the implementation of storm drainage facilities, FMFCD shall mitigate impacts on fairy shrimp habitat in accordance with the USFWS requirements of the Programmatic Biological Opinion. This shall include on-site or off-site creation and/or preservation of fairy shrimp habitat at ratios ranging from 3:1 to 5:1 depending on the habitat impacted and the choice of on-site or off-site mitigation. Or mitigation shall be the purchase of mitigation credit through an accredited mitigation bank.</p> <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A B C D E F					
			A	B	C	D	E	F

Utilities and Service Systems - Biological Resources (continued):

<p>USS-15: Prior to ground disturbing activities during nesting season (March through July) for a project that supports bird nesting habitat, FMFCD shall conduct a survey of trees. If nests are found during the survey, a qualified biologist shall assess the nesting activity on the project site. If active nests are located, no construction activities shall be allowed within 250 feet of the nest until the young have fledged. If construction activities are planned during the non-breeding period (August through February), a nest survey is not necessary.</p> <p>Verification comments:</p>	<p>Prior to ground disturbing activities during nesting season (March through July) for a project that supports bird nesting habitat</p>	<p>CDFW and USFWS</p>	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> </table>											X			
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<p>USS-16: When FMFCD proposes to construct drainage facilities in an area that supports bird nesting habitat:</p> <p>(a) FMFCD shall conduct a pre-construction breeding-season survey (approximately February 1 through August 31) of proposed project sites in suitable habitat (levee and canal berms, open grasslands with suitable burrows) during the same calendar year that construction is planned to begin. If phased construction procedures are planned for the proposed project, the results of the above survey shall be valid only for the season when it is conducted.</p> <p><i>(continued on next page)</i></p>	<p>Prior to ground disturbing activities during nesting season (March through July) for a project that supports bird nesting habitat</p>	<p>CDFW and USFWS</p>	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td></td> <td></td> </tr> </table>											X			
			X														

A - Incorporated into Project
 B - Mitigated

C - Mitigation in Process
 D - Responsible Agency Contacted

E - Part of City-Wide Program
 F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F

Utilities and Service Systems - Biological Resources (continued):

<p>USS-16 (continued from previous page)</p> <p>(b) During the construction stage, FMFCD shall avoid all burrowing owl nest sites potentially disturbed by project construction during the breeding season while the nest is occupied with adults and/or young. The occupied nest site shall be monitored by a qualified biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a 160-foot diameter non-disturbance buffer zone around the nest site. Disturbance of any nest sites shall only occur outside of the breeding season and when the nests are unoccupied based on monitoring by a qualified biologist. The buffer zone shall be delineated by highly visible temporary construction fencing.</p> <p>Based on approval by CDFG, pre-construction and pre-breeding season exclusion measures may be implemented to preclude burrowing owl occupation of the project site prior to project-related disturbance. Burrowing owls can be passively excluded from potential nest sites in the construction area, either by closing the burrows or placing one-way doors in the burrows according to current CDFG protocol. Burrows shall be examined not more than 30 days before construction to ensure that no owls have recolonized the area of construction.</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A B C D E F					
			A	B	C	D	E	F

Utilities and Service Systems - Biological Resources (continued):

<p>USS-16 (continued from previous two pages)</p> <p>For each burrow destroyed, a new burrow shall be created (by installing artificial burrows at a ratio of 2:1 on protected lands nearby.</p> <p>Verification comments:</p>	<p>[see Page 49]</p>	<p>[see Page 49]</p>							
<p>USS-17: When FMFCD proposes to construct drainage facilities in the San Joaquin River corridor:</p> <p>(a) FMFCD shall not conduct instream activities in the San Joaquin River between October 15 and April 15. If this is not feasible, FMFCD shall consult with the National Marine Fisheries Service and CDFW on the appropriate measures to be implemented in order to protect listed salmonids in the San Joaquin River.</p> <p>(b) Riparian vegetation shading the main-channel that is removed or damaged shall be replaced at a ratio and quantity sufficient to maintain the existing shading of the channel. The location of replacement trees on or within (continued on next page)</p>	<p>During instream activities conducted between October 15 and April 15</p>	<p>National Marine Fisheries Service (NMFS), CDFW, and Central Valley Flood Protection Board (CVFPB)</p>							<p>X</p>

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE STATUS					
			A	B	C	D	E	F

Utilities and Service Systems / Biological Resources (continued):

<p>USS-17 (continued from previous page) FMFCD berms, detention ponds or river channels shall be approved by FMFCD and the Central Valley Flood Protection Board. Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
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Utilities and Service Systems – Recreation / Trails:

<p>USS-18: When FMFCD updates its District Service Plan: Prior to final design approval of all elements of the District Services Plan, FMFCD shall consult with Fresno County, City of Fresno, and City of Clovis to determine if any element would temporarily disrupt or permanently displace existing or planned trails and associated recreational facilities as a result of the proposed District Services Plan. If the proposed project would not temporarily disrupt or permanently displace existing or planned trails, no further mitigation is necessary. If the proposed project would have an effect on the trails and associated facilities, FMFCD shall implement the following: (continued on next page)</p>	<p>Prior to final design approval of all elements of the District Services Plan</p>	<p>DARM, PW, City of Clovis, and County of Fresno</p>			X		
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A - Incorporated into Project
 B - Mitigated

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 F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F

Utilities and Service Systems – Recreation / Trails (continued):

<p>USS-18 (continued from previous page)</p> <p>(a) If short-term disruption of adopted existing or planned trails and associated recreational facilities occur, FMFCD shall consult and coordinate with Fresno County, City of Fresno, and City of Clovis to temporarily re-route the trails and associated facilities.</p> <p>(b) If permanent displacement of the adopted existing or planned trails and associated recreational facilities occur, the appropriate design modifications to prevent permanent displacement shall be implemented in the final project design or FMFCD shall replace these facilities.</p> <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
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Utilities and Service Systems – Air Quality:

<p>USS-19: When District drainage facilities are constructed, FMFCD shall:</p> <p>(a) Minimize idling time of construction equipment vehicles to no more than ten minutes, or require that engines be shut off when not in use.</p> <p>(continued on next page)</p>	<p>During storm water drainage facility construction activities</p>	<p>Fresno Metropolitan Flood Control District and SJVAPCD</p>			X		
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F

Utilities and Service Systems – Air Quality (continued):

<p>USS-19 (continued from previous page)</p> <p>(b) Construction shall be curtailed as much as possible when the Air Quality Index (AQI) is above 150. AQI forecasts can be found on the SJVAPCD web site.</p> <p>(c) Off-road trucks should be equipped with on-road engines if possible.</p> <p>(d) Construction equipment should have engines that meet the current off-road engine emission standard (as certified by CARB), or be re-powered with an engine that meets this standard.</p> <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
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Utilities and Service Systems – Adequacy of Storm Water Drainage Facilities:

<p>USS-20: Prior to exceeding capacity within the existing storm water drainage facilities, the City shall coordinate with FMFCD to evaluate the storm water drainage system and shall not approve additional development that would convey additional storm water to a facility that would experience an exceedance of capacity until the necessary additional capacity is provided.</p> <p>Verification comments:</p>	<p>Prior to exceeding capacity within the existing storm water drainage facilities</p>	<p>FMFCD, PW, and DARM</p>			<p>X</p>	<p>X</p>	
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 F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F

Utilities and Service Systems – Adequacy of Water Supply Capacity:

<p>USS-21: Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demand additional water until additional capacity is provided. By approximately the year 2025, the City shall construct an approximately 25,000 AF/year tertiary recycled water expansion to the Fresno-Clovis Regional Wastewater Reclamation Facility in accordance with the 2013 Recycled Water Master Plan and the 2014 City of Fresno Metropolitan Water Resources Management Plan update.</p> <p>Implementation of Mitigation Measure USS-5 is also required prior to approximately the year 2025.</p> <p>Verification comments:</p>	<p>Prior to exceeding existing water supply capacity</p>	<p>DPU and DARM</p>							
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Utilities and Service Systems – Adequacy of Landfill Capacity:

<p>USS-22: Prior to exceeding landfill capacity, the City shall evaluate additional landfill locations and shall not approve additional development that could contribute solid waste to a landfill that is at capacity until additional capacity is provided.</p> <p>Verification comments:</p>	<p>Prior to exceeding landfill capacity</p>	<p>DPU and DARM</p>							
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A - Incorporated into Project
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E - Part of City-Wide Program
 F - Not Applicable

Attachment 5

CEQA Notice of Determination

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION**

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
San Joaquin Cleanup Branch – Clovis Office
1515 Tollhouse Rd.
Clovis, CA 93611

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE

Project Title: PG&E Former Fresno-1 Manufactured Gas Plant Remedial Action Plan

State Clearinghouse No.: 2013101028

Project Location: 211 N. Thorne Avenue, Fresno CA 93706

County: Fresno

Project Description: The Department of Toxic Substance Control (DTSC) has approved a Remedial Action Plan (RAP) pursuant to regulatory authority granted under Chapter 6.8, Division 20, California Health and Safety Code (H&SC) on the PG&E Former Fresno-1 Manufactured Gas Plant (MGP) site (Site) located at 211 North Thorne Avenue, Fresno, California in Fresno County. The RAP will address impacts to soils and soil gases from previous operations on the Site. The remedial activities will involve excavation and disposal at an off-site permitted facility of approximately 37,400 cubic yards (yds³) or approximately 1,400 truckloads (2,800 round trips) of contaminated soils that are highly impacted by polycyclic aromatic hydrocarbons (PAHs), benzene, arsenic, lead, and petroleum hydrocarbons. The remaining soil impacted areas will be capped and land use covenants (LUCs) will be placed upon them. Additionally, there will be approximately the same amount of clean backfill imported from a local quarry located in Friant, California that is approximately 22.8 miles southeast of the Site. The imported fill will be tested for contaminants in accordance with DTSCs October 2001 Imported Advisory on Clean Fill Material.

The remediation activities will occur in three phases, with each phase taking an estimated four to six months to complete. The three phases will start in the year 2015 and end in 2017.

As Lead Agency a Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on December 9, 2013 and has made the following determinations:

1. The project will will not have a significant effect on the environment.
2. A Negative Declaration Mitigated Negative Declaration Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of project approval.
4. A Statement of Overriding Considerations was was not adopted for this project.
5. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the final environmental document, comments and responses, and the record of project approval are available to the public at the following locations:

Fresno County Free Library
2420 Mariposa Street
Fresno, CA 93721
(559) 600-7323

Administrative Record:
DTSC - File Room
1515 Tollhouse Road
Clovis, CA 93611
(559) 297-3929 - call for an appointment

Envirostor Internet Site:
www.envirostor.dtsc.ca.gov

Jeff Gymer
Contact Person Name

Hazardous Substances Engineer
Contact Person Title

559-297-3907
Phone #

Kevin L. Shaddy
Unit Chief Signature

12/9/13
Date

Kevin L. Shaddy
Unit Chief Name

Supervising Hazardous Substances Engineer I
Unit Chief Title

559-297-3901
Phone #

TO BE COMPLETED BY OPR ONLY

Date Received For Filing and Posting at OPR:

CALIFORNIA ENVIRONMENTAL QUALITY ACT NEGATIVE DECLARATION

Department of Toxic Substances Control
Brownfields and Environmental Restoration Program
1515 Tollhouse Road
Clovis, CA 93611-0522

Subject: DRAFT FINAL MITIGATED

Project Title: PG&E Former Fresno-1 Manufactured Gas Plant, Remedial Action Plan

State Clearinghouse No.: 2013101028

Project Location: 211 North Thorne Avenue, Fresno, California 93706

County: Fresno

Project Description: The Department of Toxic Substance Control (DTSC) is proposing to approve a Remedial Action Plan (RAP) pursuant to regulatory authority granted under Chapter 6.8, Division 20, California Health and Safety Code (H&SC) on the PG&E Former Fresno-1 Manufactured Gas Plant (MGP) site (Site) located at 211 North Thorne Avenue, Fresno, California in Fresno County. The RAP will address impacts to soils and soil gases from previous operations on the Site. The remedial activities will involve excavation and disposal at an off-site permitted facility of approximately 37,400 cubic yards (yds³) or approximately 1,400 truckloads (2,800 round trips) of contaminated soils that are highly impacted by polycyclic aromatic hydrocarbons (PAHs), benzene, arsenic, lead, and petroleum hydrocarbons. The remaining soil impacted areas will be capped and land use covenants (LUCs) will be placed upon them. Additionally, there will be approximately the same amount of clean backfill imported from a local quarry located in Friant, California that is approximately 22.8 miles southeast of the Site. The imported fill will be tested for contaminants in accordance with DTSC's October 2001 Imported Advisory on Clean Fill Material.

The remediation activities will occur in three phases, with each phase taking an estimated four to six months to complete. The three phases will start in the year 2015 and end in 2017.

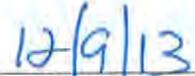
Finding Of Significant Effect On Environment: *Less than Significant (An Initial Study supporting this finding is attached.)*

Mitigation Measures:

None.



Unit Chief Signature



Date

Kevin Shaddy

Unit Chief Name

Supervising Hazardous Substances Engr I

Unit Chief Title

(916) 255-6379

Phone #

CALIFORNIA ENVIRONMENTAL QUALITY ACT INITIAL STUDY

The Department of Toxic Substances Control (DTSC) has completed the following document for this project in accordance with the California Environmental Quality Act (CEQA) [Pub. Resources Code, div. 13, § 21000 et seq] and accompanying Guidelines [Cal. Code Regs., tit. 14, § 15000 et seq].

PROJECT TITLE: PG&E Former Fresno-1 Manufactured Gas Plant (MGP), Remedial Action Plan		CALSTARS CODING: 19000211
PROJECT ADDRESS: 211 North Thorne Avenue	CITY: Fresno	COUNTY: Fresno
PROJECT SPONSOR: Pacific Gas and Electric Company (PG&E)	CONTACT: Mike Lee (PG&E; MCLJ@pge.com)	PHONE: (510) 656-9020

RECEIVED

OCT 08 2013

2:00pm

STATE CLEARING HOUSE

APPROVAL ACTION UNDER CONSIDERATION BY DTSC:

<input type="checkbox"/> Initial Permit Issuance	<input type="checkbox"/> Permit Renewal	<input type="checkbox"/> Permit Modification	<input type="checkbox"/> Closure Plan
<input type="checkbox"/> Removal Action Workplan	<input checked="" type="checkbox"/> Remedial Action Plan	<input type="checkbox"/> Interim Removal	<input type="checkbox"/> Regulations
<input type="checkbox"/> Other (specify):			

STATUTORY AUTHORITY:

California H&SC, Chap. 6.5 California H&SC, Chap. 6.8 Other (specify):

DTSC PROGRAM/ ADDRESS: Brownfields and Environmental Restoration Program 1515 Tollhouse Road Clovis, CA 93611-0522	CONTACT: Jeffrey Gymer	PHONE: 559-297-3907
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PROJECT DESCRIPTION:

The Department of Toxic Substance Control (DTSC) is proposing to approve a Remedial Action Plan (RAP) pursuant to regulatory authority granted under Chapter 6.8, Division 20, California Health and Safety Code (H&SC) on the PG&E Former Fresno-1 Manufactured Gas Plant (MGP) site (Site) located at 211 North Thorne Avenue, Fresno, California in Fresno County (Figure 1). The RAP will address impacts to soils and soil gases from previous operations on the Site. The remedial activities will involve excavation and disposal at an off-site permitted facility of approximately 37,400 cubic yards (yds³) or approximately 1,400 truckloads (2,800 round trips) of contaminated soils that are highly impacted by polycyclic aromatic hydrocarbons (PAHs), benzene, arsenic, lead, and petroleum hydrocarbons. The remaining soil impacted areas will be capped and land use covenants (LUCs) will be placed upon them. Additionally, there will be approximately the same amount of clean backfill imported from a local quarry located in Friant, California that is approximately 22.8 miles southeast of the Site. The imported fill will be tested for contaminants in accordance with DTSCs October 2001 *Imported Advisory on Clean Fill Material*.

The remediation activities will take an estimated four to six months to complete. It will be done in phases starting in the year 2014 and ending in 2016.

Background

In 1917 PG&E purchased the northern (OU-1) and central (OU-2) parcels which encompassed eight acres of farmland from H.B. Henley and constructed the former MGP (Figure 2). In 1924 PG&E also purchased the southern parcel (OU-3). The MGP produced gas from oil from 1918 to 1929, but after PG&E's conversion to natural gas in 1929, the regular operations at the MGP ceased and the Site was used as a standby facility until 1956 when it was completely taken out of commission.

The Site consists of three parcels identified as the Northern Section, Central Section, and Southern Section. Collectively, the three parcels encompass an area of approximately 11.8 acres. For the purpose of remediation, these parcels have been designated as Operable Units (OU) 1, 2 and 3, respectively (Figure 3). The railroad

right-of-way to the north of the Site has been designated as OU-4 and the public right-of-ways adjacent to the Site (W. Voorman and N. Thorne Avenues) have been designated as OU-5.

These five OUs, their locations, and acreages are:

- OU-1 (northern section) is 2.98 acres; Assessor's Parcel Number (APN) 458-04-17,
- OU-2 (central section) is 4.85 acres and has the operations building on it; APN 458-04-18,
- OU-3 (southern section) is 3.96 acres; APN 458-04-05.
- OU-4 is in the Union Pacific Railroad right-of-way property to the north of the site (north of OU1) is 0.34 acres; APN 458-01-19
- OU-5 is east and south of the site on N. Thorne Ave and is approximately 0.67 acres. It is east of and part of OU-1, OU-2, OU-3, including part of the shoulder and W. Voorman Ave.

In 1986 PG&E conducted the initial shallow soil investigation at the site. Since that time, several phases of investigation have been conducted to evaluate the extent of impact to soils associated with the former MGP operations. In October and November 2010, a pre-design investigation was conducted to provide the additional data necessary for the design, planning, permitting, and implementation of an appropriate long-term remedy for the Site. During the investigation, an underground storage tank (UST) was encountered in the Northern Section. An additional pre-design investigation specific to the UST-impacted soils was conducted in December 2011 to obtain additional data for the design, planning, and permitting for the implementation of the UST and UST-impacted soil removal actions. The UST and underlying UST-impacted soil removal action activities were initiated in October 2012 and completed in December 2012.

Selection of Site Remedy

To achieve the remedial action goals (RAGs) for soil, consideration was given to remedial actions that could 1) cleanup to background levels and 2) cleanup to levels attainable through application of best practicable technology. A range of remedial measures were considered and evaluated, including engineering, institutional controls, source removal, source reduction, and containment. This resulted in the recommendation of a preferred remedy for each OU. A diagram showing the site and associated Operable Units is included as Attachment B

The selected remedial approach for OU-1 and OU-2 (Alternative No. 3) includes containment and institutional controls along with targeted excavation of heavily impacted soils to minimize the potential for future exposure of humans (e.g., commercial workers, etc.) to chemicals of potential concern (COPCs). This approach involves excavation and off-site disposal at permitted facilities of impacted soils in select areas. The existing building foundations, pavement, and planter areas on OU-2 would be maintained as a cap in its current configuration. The areas not subjected to excavation that are currently unpaved (all of OU-1 and parts of OU-2) would be covered with a geotextile fabric and up to a 2-foot thick gravel layer. Upon completion of the remedial activities and post-remediation risk evaluation, deed restrictions in the form of Land Use Covenants (LUCs) will be placed to restrict future use of OU-1 and OU-2 for commercial/industrial use, require that the existing and new caps be maintained, and restrict activities which could compromise the integrity of the caps and disturb the underlying impacted soils. A soil management plan will be prepared for each OU so that any subsurface impacted soil disturbed during future activities (e.g., utility line installation or repair, etc.) will be handled and managed appropriately.

The selected remedial approach for OU-3 (Alternative no. 2) includes containment and institutional controls (This approach involves extending the existing gravel cap on the east side of OU-3 to the west side of OU-3 and those areas on the east side not covered by the existing cap. The cap will consist of a geotextile fabric covered by up to a 2-foot layer of gravel. No soils will be excavated and removed from OU-3 other than the soil removal associated with grading prior to cap placement. Upon completing the installation of the cap and the post-remediation Human Health Risk Assessment (HHRA), a deed restriction in the form of a LUC will be placed and a soil management plan will be prepared.

The selected remedial approach for OU-4 and OU-5 (Alternative no. 4) includes excavation and off-site disposal of accessible impacted soils within the railroad and public right-of-ways. Clean backfill material will then be used to replace the impacted soils removed. The surface will be restored to its pre-existing condition. Risk management, such as advance notifications for intrusive work (e.g., Terradex) can be implemented for these areas for proper management of soil excavated during intrusive work.

Project Activities

- Site grading and staging areas.

- Excavation of approximately 37,400 yds³ or approximately 2,500 truckloads approximately 5,000 of COPCs impacted soils and disposal at off-site permitted facilities
- Importation of approximately 30,000 yds³ or approximately 2,000 truckloads (approximately 4,000 round trips) of clean soil and gravel cover.
- Capping, institutional controls, and/or LUCs
- Restoration of some site areas to pre-existing conditions

The proposed remedial actions will be performed in phases starting in 2014 and ending in 2016. It will begin with OU-1, followed by OU 3 and OU-2. OU-4 and OU-5 will be conducted concurrently with the adjacent on-site OUs. OUs 1 and 2 will be remediated by excavation and off-site disposal at permitted facilities and capping; OU 3 will be remediated by containment and institutional controls; and OUs 4 and 5 will be remediated by excavation and off-site disposal at permitted facilities.

ENVIRONMENTAL IMPACT ANALYSIS:

1. Aesthetics

Project Activities Likely to Create an Impact: NONE. The proposed project is not located in or near any scenic resources nor will it degrade the existing character of the site or surroundings. The Site and surrounding area is zoned M3 for heavy industrial land use. Therefore, no impacts to aesthetics would occur. For these reasons, no further analysis of impacts to this resource category is deemed necessary.

Description of Baseline Environmental Conditions:

Analysis as to whether or not project activities would:

- a. Have a substantial adverse effect on a scenic vista.

Impact Analysis:

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway.

Impact Analysis:

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- c. Substantially degrade the existing visual character or quality of the site and its surroundings.

Impact Analysis:

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

Impact Analysis:

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

References Used:

1. California Department of Transportation. 2007. Officially Designated State Scenic Highways and Historic Parkways, Updated December 7. http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm.
2. City of Fresno Planning Department; City of Fresno 2025 Fresno General Plan Land Use and Circulation Map.
3. Terra Pacific Group, 2013, Draft Remedial Action Plan, Former Fresno-1 Manufactured Gas Plant, 211 North Thorne Avenue, Fresno, California, February 5, 2013.

2. Agricultural Resources

Project Activities Likely to Create an Impact: NONE. The proposed project is not located in or near any agricultural resources. The area is zoned M3 for heavy industrial land use. Therefore, no impacts to agricultural resources would occur. For these reasons, no further analysis to this resource category is deemed necessary.

Description of Baseline Environmental

Analysis as to whether or not project activities would:

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

Impact Analysis:

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- b. Conflict with existing zoning or agriculture use, or Williamson Act contract.

Impact Analysis:

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural uses.

Impact Analysis:

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated

- Less Than Significant Impact
 No Impact

References Used:

1. *California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and monitoring Program, Fresno County Important Farmland 2008 Map Sheet 2 of 2.*

3. Air Quality

Project Activities Likely to Create an Impact:

- Presence and operation of excavation and construction equipment.
- Generation of fugitive dust and particulates at the excavation zone, decontamination areas, general work areas, stockpile areas, truck loading areas, truck staging/parking areas, and truck routes.
- Excavation of impacted soil by using appropriate construction equipment (e.g., excavator, backhoe, and/or front-end loader), and loading excavated soil and debris onto dump trucks.
- Transportation of impacted soil to appropriate off-site permitted disposal facilities.
- Transportation of clean fill material from off-site locations onto the project Site.
- Backfill of all excavated areas using clean fill materials.
- Restoring some site areas to pre-existing conditions.
- Use of vehicles to bring personnel and supplies to the site during construction.

Description of Baseline Environmental Conditions:

Fresno is located in the southern San Joaquin Valley Air Basin (SJVAB). The total SJVAB is approximately 250 miles long and is shaped like a narrow bowl. It is bounded on the north by the Sacramento Valley Air Basin, on the east by the Sierra Nevada Mountains, on the south by the Tehachapi Mountains, and on the west by the Coastal Ranges. The SJVAB encompasses the Counties of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare and the western and central portions of Kern County.

The climate within the southern section of the air basin may be characterized by warm, dry summers and cool, moist winters. The average regional temperature is 65 degrees Fahrenheit (°F), with daily temperatures in the summer months averaging 95°F while winter low average 45°F. Temperatures in the immediate vicinity of the project area average 85°F annually, ranging from average December low temperatures around 65°F to average August high temperatures around 95°F. Rainfall in the vicinity of the project area averages 11 inches annually and occurs predominantly from September to April.

The airflow patterns in the air basin can generally be characterized by one of four directional types. However, seasonal variations do occur. During the summer, wind speeds and direction usually originates at the north end of the San Joaquin Valley and flows in the south-southeasterly direction through the valley, through Tehachapi Pass, and into the Southeast Desert Air Basin (SEDAB) portion of Kern County. During the winter, wind speed and direction occasionally originates from the south end of the valley and flows in the north-northwesterly direction. Wind speed during the winter months are light with variable winds of less than 10 miles per hour (mph). Low wind speeds combined with low inversion layers in the winter induce high CO concentration levels. There are wind speed and direction changes throughout the day, with the northwesterly winds prevailing during the day. During the late evening and early morning hours, cooler drainage wind from the surrounding mountains generally slow and reverse direction. The interruption or transition of winds is known as an eddy. The phenomenon adds to the complexity of regional wind flow and pollutant transport within the Basin.

Local meteorological conditions are also affected by atmospheric conditions and topographical features. The surrounding mountain ranges and light winds create areas of high pollutant concentrations by hindering the dispersal of airborne pollutants. Temperature inversions especially hamper dispersion by trapping air pollutants in the air near the ground. During the summer's long daylight hours, sunshine promotes photochemical reactions between nitrogen oxides and reactive organic compounds (ROC) to form ozone (O₃). Because it takes a long time for O₃ to form in the atmosphere, O₃ patterns are most affected by transport patterns. With westerly and northwesterly winds occurring on most days, the most frequent O₃ transport route into Bakersfield originated from populated areas to the northwest and west. Ozone precursor pollutants emitted in Bakersfield are most likely to contribute to O₃ levels in areas to the southeast and east of Kern County.

Ambient air quality is described in terms of compliance with Federal and State standards. Ambient air quality standards are the levels of air pollution concentration considered safe to protect the public health and welfare. They are designed to

protect people most sensitive to respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. National Ambient Air Quality Standards (NAAQS) were established by the United States (U.S.) Environmental Protection Agency (EPA) in 1971 for six air pollutants. States have the option of adding other pollutants, to require more stringent compliance, or to include different exposure periods. California Ambient Air Quality Standards (CAAQS) for these pollutants and NAAQS are included in Table 1 Ambient Air Quality Standards. State and Federal ambient air quality standards have been established for the following pollutants: ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), fine particulate matter (PM₁₀) and lead.

In 1997 the U.S. EPA announced new ambient air quality standards for O₃ and PM₁₀. These new standards were intended to provide greater protection of public health. The U.S. EPA proposed to phase out the 1-hour O₃ standard and replace it with an 8-hour standard. With respect to PM₁₀, the U.S. EPA proposed a new standard for the smaller particles, PM_{2.5}, or particulates less than 2.5 microns in diameter. The new PM_{2.5} standards include an annual standard and a 24-hr standard. The 24-hour limit is set at 65 micrograms per cubic meter (mg/m³) of ambient air and an annual average set at 15 mg/m³.

On January 20, 2005, the Air Resources Board adopted changes to the State area designations for ozone, PM₁₀, PM_{2.5}, and carbon monoxide (CO), based on air quality data collected during 2001 through 2003. These State area designations have been approved by the State Office of Administrative Law, and they became effective on July 23, 2005.

The San Joaquin Valley Air Pollution Control District (SJVAPCD) is a separate governmental entity with its own Government Board. It has jurisdiction over certain categories of air quality matters in the San Joaquin Valley Air Basin: Fresno, Kings, Tulare, Madera, Stanislaus, San Joaquin Merced Counties, and the Valley portion of the Kern County. The District has the primary responsibility for control of air pollution from sources other than motor vehicles and consumer products, which are the responsibility of the California Air Resource Board (CARB) and U.S. EPA.

The most recent Ambient Air Quality Standards from the California Air Resources Board (CARB) is shown in the below chart.

Ambient Air Quality Standards							
Pollutant	Averaging Time	California Standards ¹		National Standards ²			
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷	
Ozone (O ₃)	1 Hour	0.09 ppm (180 µg/m ³)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry	
	8 Hour	0.070 ppm (137 µg/m ³)		0.075 ppm (147 µg/m ³)			
Respirable Particulate Matter (PM ₁₀)	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis	
	Annual Arithmetic Mean	20 µg/m ³		—			
Fine Particulate Matter (PM _{2.5})	24 Hour	—	Gravimetric or Beta Attenuation	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis	
	Annual Arithmetic Mean	12 µg/m ³		15 µg/m ³			
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	—	Non-Dispersive Infrared Photometry (NDIR)	
	8 Hour	9.0 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)			
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		—			
Nitrogen Dioxide (NO ₂) ⁸	1 Hour	0.18 ppm (339 µg/m ³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m ³)	—	Gas Phase Chemiluminescence	
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)		0.053 ppm (100 µg/m ³)			Same as Primary Standard
Sulfur Dioxide (SO ₂) ⁹	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Fluorescence	75 ppb (196 µg/m ³)	—	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)	
	3 Hour	—		—			0.5 ppm (1300 µg/m ³)
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (for certain areas) ⁹			—
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas) ⁵			—
Lead ^{10,11}	30 Day Average	1.5 µg/m ³	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption	
	Calendar Quarter	—		1.5 µg/m ³ (for certain areas) ¹¹			Same as Primary Standard
	Rolling 3-Month Average	—		0.15 µg/m ³			
Visibility Reducing Particles ¹²	8 Hour	See footnote 12	Beta Attenuation and Transmittance through Filter Tape	No National Standards			
Sulfates	24 Hour	25 µg/m ³	Ion Chromatography				
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence				
Vinyl Chloride ¹⁰	24 Hour	0.01 ppm (26 µg/m ³)	Gas Chromatography				

See footnotes on next page ...

For more information please call ARB-PIO at (916) 322-2990

California Air Resources Board (6/7/12)

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above $150 \mu\text{g}/\text{m}^3$ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
9. On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.
Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
10. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
11. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard ($1.5 \mu\text{g}/\text{m}^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
12. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

For more information please call ARB-PIO at (916) 322-2990

California Air Resources Board (6/7/12)

The CARB is required to designate areas of the State as attainment, non-attainment, or unclassified for any State standard. An "attainment" designation for an area signifies that pollutant concentrations did not violate the standard for that pollutant in that area. A "non-attainment" designation indicates that a pollutant concentration violated the standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria. An "unclassified" designation signifies that the data does not support either an attainment or non-attainment status.

As of 2003, the Fresno area was in non-attainment for ozone and fine particulate matter (PM_{2.5} and PM₁₀). Please see Attachment C.

State non-attainment criteria pollutants include:

- Ozone, Severe non-attainment
- PM₁₀
- PM_{2.5}

National non-attainment criteria pollutants include:

- Ozone
- PM_{2.5}

PM₁₀ pollution consists of very small liquid and solid particles floating in the air. They are small enough to be inhaled into the deepest parts of the lung which can increase the number and severity of asthma attacks, cause or aggravate bronchitis and other lung diseases, and reduce the body's ability to fight infections. These particles are less than 10 microns in diameter - about 1/7th the thickness of a human hair - and are generally referred to as PM₁₀. This includes fine particulate matter known as PM_{2.5}.

Ozone is formed in the atmosphere through chemical reactions between pollutants emitted from vehicles, factories and other industrial sources, fossil fuels combustion, consumer products, evaporation of paints, and many other sources. Ozone can damage the tissues of the respiratory tract, causing inflammation and irritation, and result in symptoms such as coughing, chest tightness and worsening of asthma symptoms.

The Site is currently used as an operating PG&E service center and equipment storage yard. Construction activities will not affect operations or impact air quality beyond existing levels.

Analysis as to whether or not project activities would:

- a. Conflict with or obstruct implementation of the applicable air quality plan.

Impact Analysis:

The goals of the SJVAPCD's Regional Air Quality Plan (RAQP) are to "clean up the valley's air sooner than the 2024 federal attainment deadline" and to "set a federal deadline of 2024 to reach air-quality standards and meet federal legal obligations while shielding the valley from devastating federal sanctions."

The RAQP is a "Fast Track" plan that has three components that collectively move the valley toward cleaner air while involving all communities, businesses and individuals in the clean-up process. The first component involves working diligently to ensure that the California Air Resources Board and the federal Environmental Protection Agency do their fair share in controlling emissions from mobile sources. Mobile sources, such as cars and trucks, are not under the Air District's jurisdiction, yet account for up to 80 percent of the valley's air pollution responsible for ozone and particulates.

The second component seeks a significant increase in incentive funding of \$200 million per year to be used to reduce emissions from those sources not under the regulatory authority of the District. The District is involved in an extensive advocacy effort to bring Valley approximately \$360 million out of the \$1 billion designated through Proposition 1B to fund air-quality mitigation.

And the third component identifies new and innovative air quality measures. Technology limits the pace of air quality improvements, and the measures outlined in the Fast Track are designed to overcome the technology limitation that the Valley faces given its low tolerance for air pollution.

BMPs to be implemented for dust control during the removal action include:

- The size of open excavations will be kept to a minimum at any one time for the purpose of dust control.
- Excavation and loading activities will be managed so that adequate dust control measures such as water or foam spray can be easily implemented.
- An appropriate water source and plumbing will be constructed so that an adequate water supply can be provided for multiple activities. The water source may include a water truck, or tapping into multiple sources in and around the Site.
- Stockpiling will be minimized by routine loading and transportation of impacted soils. If necessary, any stockpile of impacted soil or exposed excavation left overnight, will be properly covered with plastic to minimize dust emissions.
- Dust levels will be monitored during excavation activities along the perimeter of the Site. If monitoring data indicate that dust levels are beyond acceptable thresholds, then engineering control measures will be implemented as necessary.

The remediation project will generate dust and emissions arising from construction equipment and activities. But will be less than significant when the RAQP and the following best management practices (BMPs) are incorporated within the Dust Control Plan (DCP) and part of the RAP.

- Soil excavation activities will be phased to reduce the total area of exposed and disturbed soils at any one time.
- Earth-handling activities will be halted during periods of high winds (15 mph or greater) and all dust generating sources will be immediately watered, covered, and secured with plastic sheeting until conditions improve.
- Equipment idle time will be minimized to 5 minutes.
- On-site movement of vehicles and equipment will be limited to "crawl" speeds (i.e. 5 miles per hour).
- On-site vehicles and equipment will be restricted to designated paved haul paths to the extent possible.
- Excavated soils will be directly loaded onto haul trucks when possible; the on-site soil stockpiles will be wetted, covered, and duration of stay minimized.
- Real-time airborne dust monitoring will be conducted.
- All exposed surfaces (for example, staging areas, soil stockpiles, graded areas and unpaved access roads) will be watered periodically as needed.
- All haul trucks transporting soil, sand, or other loose materials off-site will be cleaned (brushed or washed) and covered before leaving the Site.
- All visible mud or dirt tracked out onto adjacent public roads will be removed.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Impact Analysis:

Implementation of the remedial action could result in the release of short-term emissions of criteria air pollutants and toxic air contaminants including NO_x and fugitive dust. The potential release of NO_x (10 tons per year) could result from short-term grading, trenching, landscaping, etc. However, the NO_x generated is less than the threshold of 10 tons per year as established by the SJVAPCD. The corrective measures noted above in section a will insure that air quality standards are not exceeded. Refer to Section 3a.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

c. Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

Impact Analysis:

Criteria pollutants in the Basin that are in non-attainment of state and federal ambient air quality standards are ozone (precursors are ROG and NO_x), PM10, and PM2.5. As shown in the below table, emissions from the remediation are below SJVAPCD's proposed significance threshold. Impacts will be related to construction activities, but are temporary in nature. The project will not result in a cumulatively considerable net increase of these cumulatively significant air pollution impacts for these pollutants.

Est Hr	Equipment	ROG	CO	NO _x	SO _x	PM	CO ₂	CH ₄
15	compressors	1.475320915	5.167952	9.7408232	0.0106699	0.7042	954.10971	0.1331159
65	small excavator	5.930581394	19.066288	16.691954	0.0210219	1.538145	1626.1411	0.5351068
275	med excavator	35.43181829	183.63911	264.35305	0.3472385	15.640828	30860.931	3.1969556
1	forklift	0.048907051	0.219542	0.3016733	0.0003663	0.0276956	31.22491	0.0044128
4	generator	0.383600223	1.0936945	1.186384	0.0015835	0.1018749	122.49195	0.0346116
540	trucks	49.94038852	207.74512	464.36114	0.6848205	19.766053	66255.765	4.5060407
60	compactor	6.326757836	24.589011	39.715959	0.0415181	3.4462228	3539.3251	0.5708534
8	forklift	0.830285531	3.4913628	5.139814	0.0058605	0.4680531	499.59865	0.0749153
153	skid steer loader	9.121506607	35.678856	36.750846	0.0504745	2.760311	3904.4298	0.8230188
172	sweeper	21.98310417	89.701156	127.33619	0.1574857	9.8995631	13509.444	1.9835002
165	loader/backhoe	17.45738826	96.794475	136.85395	0.1882281	7.8855292	16728.838	1.5751521
total		148.9296588	667.18656	1102.4318	1.5092675	62.238475	138032.3	13.437683
tons/project		0.074464829	0.3335933	0.5512159	0.0007546	0.0311192	69.016149	0.0067188
threshold (tons/yr)		10	100	18	27.3	10	11,000	NA

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

d. Expose sensitive receptors to substantial pollutant concentrations.

Impact Analysis:

The site and immediate surrounding area is zoned M3 for heavy industrial use. The nearest sensitive receptor is a residential subdivision located approximately 500 feet (0.16 miles) northeast of the site. Neighboring businesses include A-1 Party Rental and Supply; Bauer's Auto Wrecking due south of the site; Central Pier to the east of the site; and a concrete batch plant 0.20 miles north of the site.

Excavation and removal of soils may generate airborne dust containing contaminants of concern (COCs) to off-site areas and expose sensitive receptors. However, the project is a small area and the excavation activities will be localized and of a short-term duration. Before any surface disturbing activities are permitted, a DCP will be prepared. It will contain at a minimum the following measures:

- Use of water to wet the soils during construction activities six times per day as needed.
- Mist and cover soils placed in trucks.
- Excavator operators will load or unload or stock pile soils from the leeward side.
- Equipment operators will minimize the soil drop height from excavator's bucket onto soil piles and into transport trucks.
- Contaminated soils will be moved directly to the onsite waste consolidation area as it is generated to minimize stockpiling to the maximum extent possible.

All vehicles will travel at reduced speeds to minimize producing dust. A vehicle decontamination station will be established at the site and all vehicles and personnel leaving the site will be decontaminated. Baseline air monitoring samples will be collected for a minimum of one week prior to start of work in order to evaluate baseline concentrations of dust and contaminants. During excavation activities, air monitoring will be conducted in the work zone and in the immediate perimeter to verify and document the effectiveness of the dust suppression measures in conformance with SJVAPCD requirements. Airborne particulate monitoring through use of personal dust meters and site boundary instrumentation and analysis for dioxins will be conducted to verify and

document the effectiveness of the dust suppression measures. Factors considered in providing fugitive dust control measures will include wind direction, wind speed, and available dust control and dust suppression methods. Consequently, no impacts to sensitive receptors are expected to occur.

If there are public concerns during remediation activities, the DTSC and PG&E Project Managers will be available to receive and address those issues.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- e. Create objectionable odors affecting a substantial number of people.

Impact Analysis:

Emissions from remediation activities would not create any objectionable odors. Use of current, efficient equipment, the nature of the site, and implementation of BMPs will eliminate the possibility of objectionable odors migrating off the Site.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- f. Result in human exposure to Naturally Occurring Asbestos (see also Geology and Soils, f.).

Impact Analysis:

According to the Department of Conservation, California Geological Survey map of asbestos in California, the project site is not located in a naturally occurring asbestos area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

1. California Division of Mines and Geology, *A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos: Open-File Report 2000-19.*
2. San Joaquin Valley Air Pollution Control District, *Air Quality Plans for Carbon Monoxide, Ozone and Particulate Matter*, at <http://valleyair.org/>
3. California Air Resources Control Board, *Area Designation Maps/State and National* at <http://www.arb.ca.gov/daq/adm/adm.htm>.
4. *FindTheData website*: <http://average-rainfall-cities.findthedata.org/1/37/Fresno>.
http://www.valleyair.org/recent_news/media_releases/prioryears/r1s%20extreme%20approved%2012-18-03.pdf

4. Biological Resources

Project Activities Likely to Create an Impact:

- Scraping, excavation, and stockpiling of contaminated material using appropriate construction equipment (may include excavator, backhoe, bulldozer, or grader).
- Loading the contaminated media into haul trucks.
- Off-site transport and disposal of excavated material.
- Importing clean backfill soils or materials.
- Backfill of all excavated areas using clean fill materials.
- Restoring some site areas to pre-existing conditions.

Description of Baseline Environmental Conditions:

The Site is located within an area zoned for heavy industrial land use and does not contain any riparian or wetland areas. OU-1 is vacant, unpaved, and sealed with a soil stabilizer and is subject to quarterly weed abatement and maintenance program so there is no opportunity for sensitive natural communities or habitat to occur. The majority of the former MGP equipment and operations were located on OU-1. OU-2 and OU-3 are partially paved with asphalt, gravel, and buildings. They are currently being used by PG&E for general electrical construction operations, materials storage, and vehicle equipment maintenance. OU-4 is located with an active railroad right-of-way and OU-5 is within the public right-of-way on N. Thorne Avenue and W. Voorman Avenue. The site is within a developed industrial/commercial area in the city of Fresno; hence, special status species are not anticipated to occur within the project boundaries.

Analysis as to whether or not project activities would:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Impact Analysis:

On June 7, 2013 DTSC conducted a review of the California Natural Diversity Database (CNDDB) records on endangered, special status, and threatened species and their habitat within the United States Geographical Survey (USGS) Fresno North and Fresno South Quadrangles. This evolving database which is maintained by the California Department of Fish and Wildlife yielded six federal and state listed species with threatened or endangered status that are known to have been sighted within the USGS Fresno quadrangles in the past. The search results are contained in the following two charts.

**PG&E FORMER FRESNO-1 MGP PROJECT
CDFW CNDDB RAREFIND RESULTS
USGS FRESNO NORTH QUAD**

SCIENTIFIC NAME	COMMON NAME	FEDERAL STATUS	STATE STATUS
<i>Agelaius tricolor</i>	tricolored blackbird	Threatened BLM Sensitive USFWS Birds of Conservation Concern	Threatened CDFW Species of Special Concern
<i>Ambystoma californiense</i>	California tiger salamander	Threatened	Threatened CDFW Species of Special Concern
<i>Castilleja campestris</i> ssp. <i>succulenta</i>	succulent owl's-clover	Threatened Rare Plant Rank	Endangered
<i>Caulanthus californicus</i>	California jewel-flower	Endangered Rare Plant Rank USFS Sensitive	Endangered
<i>Dipodomys nitratoides exilis</i>	Fresno kangaroo rat	Endangered	Endangered
<i>Eumops perotis californicus</i>	western mastiff bat	BLM Sensitive	CDFW Species of Special Concern
<i>Imperata brevifolia</i>	California satintail	Rare Plant Rank USFS Sensitive	None
<i>Leptosiphon serrulatus</i>	Madera leptosiphon	Rare Plant Rank USFS Sensitive	None
<i>Orcuttia inaequalis</i>	San Joaquin Valley Orcutt grass	Threatened Rare Plant Rank	Endangered
<i>Perognathus inornatus inornatus</i>	San Joaquin pocket mouse	BLM Sensitive	None
<i>Sagittaria sanfordii</i>	Sanford's arrowhead	Rare Plant Rank BLM Sensitive	None
<i>Spea hammondii</i>	western spadefoot	BLM Sensitive	CDFW Species of Special Concern
<i>Tropidocarpum capparideum</i>	caper-fruited tropidocarpum	Rare Plant Rank USFS Sensitive	None

June 10, 2013

**PG&E FORMER FRESNO-1 MGP PROJECT
CDFW CNDDDB RAREFIND RESULTS
USGS FRESNO SOUTH QUAD**

SCIENTIFIC NAME	COMMON NAME	FEDERAL STATUS	STATE STATUS
<i>Ambystoma californiense</i>	California tiger salamander	Threatened	Threatened CDFW Species of Special Concern
<i>Antrozous pallidus</i>	pallid bat	BLM Sensitive USFS Sensitive	CDFW Species of Special Concern
<i>Caulanthus californicus</i>	California jewel-flower	Endangered Rare Plant Rank USFS Sensitive	Endangered
<i>Eumops perotis californicus</i>	western mastiff bat	BLM Sensitive	CDFW Species of Special Concern
<i>Imperata brevifolia</i>	California satintail	Rare Plant Rank USFS Sensitive	None
<i>Leptosiphon serrulatus</i>	Madera leptosiphon	Rare Plant Rank USFS Sensitive	None
<i>Perognathus inornatus inornatus</i>	San Joaquin pocket mouse	BLM Sensitive	None
<i>Tropidocarpum capparideum</i>	Caper-fruited tropidocarpum	Rare Plant Rank USFS Sensitive	None

June 7, 2013

Because of the heavy industrialized location and frequent human activities within the Site and its surrounding areas it is unlikely that any of these endangered, sensitive, and/or threatened species would find the area suitable for habitation.

Review of the United States Fish and Wildlife Service (USFWS) Critical Habitat Portal indicates there is no critical habitat at or near the site.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Impact Analysis:

There are no riparian habitats or other sensitive natural communities identified in local or regional plans, policies, regulations, or by the CDFW and USFWS at or near the site that could be adversely affected by the project. The site is located in an area zoned for heavy industrial use and according to the CNDDDB and USFWS dbases there are no special status species or critical habitat at or near the site.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Impact Analysis:

There are no federally protected wetlands or riparian habitat nearby. The site is not located within or near a green corridor.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

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

Impact Analysis:

As noted above, the Facility is located in an area zoned for heavy industrial development with no sensitive flora or fauna in or around the site. There is no surface water or surface water impoundments at or near the site. All work will be confined within the Site boundary; therefore there will be no interference with movement of any native resident or migratory fish or wildlife species.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- e. Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Impact Analysis:

Because there are no sensitive biological resources at or near the site as discussed above, there would be no conflict with any of the local policies or ordinances protecting biological resources.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

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

Impact Analysis:

The project area is not within any habitat or community conservation plan.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

1. City of Fresno, Draft Master Environmental Impact Report No. 10130 2025 Fresno General Plan: State Clearinghouse No. 2001071097, prepared for the City of Fresno Planning & Development Department by URS Corporation, May 2002.
2. City of Fresno 2025 Fresno General Plan and related Draft Environmental Impact Report No. 10130 dated February 1, 2002.
3. City of Fresno, 2025 Fresno General Plan Land Use and Circulation Map: City of Fresno Planning and Development Department, Planning Division.
4. City of Fresno, 2011, General Plan Map Atlas, Existing Conditions Report: General Plan & Code Update – August 2011.
5. Fresno County General Plan Background Report adopted October 3, 2000

6. California Department of Fish and Wildlife (formerly California Department of Fish and Game), California Natural Diversity Database at www.dfg.ca.gov/biogeodata/cnddb/mapsanddata.asp.
7. U.S. Fish & Wildlife Service, Critical Habitat Portal at <http://criticalhabitat.fws.gov/>

5. Cultural Resources

Project Activities Likely to Create an Impact:

- Excavation and surface disturbing activities.

Description of Baseline Environmental Conditions:

PG&E requested a records search be completed by the Southern San Joaquin Valley Information Center (SSJVIC) to determine locations of cultural resource sites and if previous cultural resource surveys were conducted at or near the vicinity of the project Site. On March 27, 2012 SSJVIC sent a California Historical Resources Information System (CHRIS) Report (Attachment D) on this Site to Wendy M. Nettles, Sr. PG&E Cultural Resources Specialist. The CHRIS Report identified that two cultural resource studies were conducted within the project area and two additional surveys were conducted within one-quarter mile radius of the project Site. The results of these studies and surveys concluded that there are no culturally sensitive areas within one-quarter mile radius of this Site.

On March 20, 2013 the Native American Heritage Commission (NAHC) sent a response letter (Attachment D) to Ms. Nettles explaining that the results of their Sacred Lands File search did not identify any Native American cultural resources in the project area. But recommended she consult with the ten names on the Native American Contacts List (List) for Fresno County that was included with the NAHC letter.

On March 26, 2012 Ms. Nettles sent an informational letter and map to each of the names on the List provided by NAHC. She received a telephone response from Honorable Chairman John Davis of the Kings River Choinumni Farm Tribe (Tribe) on April 9, 2012. He expressed that the Tribe had no concerns, but requested they be notified if any artifacts were discovered. No other recipients on the NAHC List have responded.

Analysis as to whether or not project activities would:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5.

Impact Analysis:

On September 14, 2012 PG&E sent a letter (Attachment D) summarizing their historical assessment of the MGP Site. It concluded that due to the many substantial alterations to the physical structure of the facility it was did not appear to meet the criteria for either the National Register of Historic Places (NRHP) or California Register of Historic Resources (CRHR). Therefore, no historical resources are situated within one-quarter mile radius of the Site.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Cause a substantial adverse change in the significance of an archeological resource pursuant to 15064.5.

Impact Analysis:

There are no archeological resources within the Site. Refer to above Description of Baseline Environmental Conditions.

In the event of the accidental discoveries of archaeological resources, work will be temporarily suspended and a qualified archaeologist will be contacted to assess the discovery. DTSC staff will also be notified and informed of the situation. The qualified archaeologist will investigate the significance of the find and in collaboration with DTSC will identify and implement any mitigation measures deemed necessary to record and/or protect the cultural resources.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Impact Analysis:

There are no known paleontological resources or unique geologic features located on the project site or within one-quarter mile radius of the Site. Refer to the above Description of Baseline Environmental Conditions.

However, if any paleontological resources are encountered during the course of ground disturbing activities, such activities shall be temporarily suspended and a qualified paleontologist shall be contacted to assess the discovery. The qualified paleontologist shall identify the specimen to the lowest taxonomic level and curated into an institutional repository. DTSC staff will also be notified, informed, and collaborate with the decision making process on this situation.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- d. Disturb any human remains, including those interred outside of formal cemeteries.

Impact Analysis:

There are no known human remains located on the project site or within one-quarter mile radius of the Site. Refer to the above Description of Baseline Environmental Conditions.

In the event of accidental discovery or recognition of any human remains work will immediately be suspended at the site or any nearby areas and the County Coroner notified to determine its origin. DTSC staff must also be notified. If the County Coroner determines that the human remains are Native American, he will contact the NAHC within 24 hours. Additionally, procedures prescribed under CEQA Guidelines, CCR section 15064.5(e) and H&SC section 7050.5 will be implemented to ensure compliance with the appropriate California laws and regulations in protecting cultural resources.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

1. Native American Heritage Commission, Sacred Lands File and Fresno County Native American Contact List ; March 20, 2013
2. PG&E, 2012, Cultural Resources Review for the Fresno #1 Former Manufactured Gas Plant Remediation Project, Fresno, Fresno County, California: Report dated September 29, 2012, 42 p.
3. Southern San Joaquin Valley Information Center, California State University, Bakersfield, California, California Historical Information System Reports; March 27, 2012.

6. Geology and Soils

Project Activities Likely to Create an Impact:

- Activities that disturb the surface of the soil may increase erosion.

Description of Baseline Environmental Conditions:

Subsurface soils beneath the site consist of sand, silty sand, gravelly sand, and to a lesser extent, silt and clay. Sandy silts to silty sands are the most prevalent soil types logged in borings drilled at the Site, which have been drilled to depths of up to 100 feet below ground surface (bgs). According to Site groundwater monitoring well logs, water-bearing gravelly sands occur at depths ranging from 73 to 93 feet bgs. Localized clay layers up to 5 feet thick have been logged in the upper 40 feet. A compact, weakly cemented sandy layer or "hardpan" occurs at depths ranging from 3 to 8 feet throughout various parts of the Site. The hardpan has been described as typically cemented with iron oxides/hydroxides and amorphous silica and nearly impermeable to roots and water (TPG,2011b).

Analysis as to whether or not project activities would:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - ❖ Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. (Refer to Division of Mines and Geology Special Publication 42).
 - ❖ Strong seismic ground shaking.
 - ❖ Seismic-related ground failure, including liquefaction.
 - ❖ Landslides. The site region is relatively flat. There are no landslides at or near the site.

Impact Analysis:

According to the Alquist-Priolo Earthquake Fault Zoning Map, no known active earthquake faults within 50 miles of the site (CDFG, 2007). The closest potentially active faults to the site include the Prairie Cree-Spenceville-Dentman fault and the Coast Ranges-Sierran Block Boundary Zone (Caltrans, 1996).

According to the United States Geological Survey (USGS), there is a 53 percent chance of a >5.0 Magnitude earthquake occurring within the next 50 years (USGS, 2009). The largest earthquake within 50 miles of Fresno was a 6.5 Magnitude earthquake in Coalinga, California (48 miles away) on May 2, 1983.

According to the City of Fresno General Plan, Safety Element, Fresno is one of the more geologically stable areas in California with no Alquist-Priolo Earthquake Fault Zones (City of Fresno General Plan). Fresno is located on a deep alluvial basin and may be affected by strong seismic events in, or near, the east and west ends of Fresno County (City of Fresno General Plan). Beneath the site, groundwater occurs at depths greater than 90 feet. Therefore, the potential for liquefaction to occur is very low.

As described in the City of Fresno General Plan, Fresno is one of the more geologically stable areas in California and there are no active earthquake fault zones at or near the site. Nonetheless, there is a 53 percent probability of ground shaking due to a seismic event within the next 50 years. Groundwater is deep (>90 feet) so the potential for seismic-related ground failure is low. The project involves limited excavation to depths ranging from 2 to 10 feet, backfill, and restoration of the site to its original grade. The project does not involve construction of any structures that would expose people to adverse effects from seismic activity. For excavation areas deeper than 5 feet, excavation sidewalls will be laid back or supported with shoring or other alternative techniques recommended by the soils. Standard engineering practices will be implemented and incorporated into the design to ensure that people and structures will not be subject to adverse effects from ground shaking during excavation.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- b. Result in substantial soil erosion or the loss of topsoil.

Impact Analysis:

Soils in the area are prone to wind erosion. Driving over, scraping, excavating, or otherwise disturbing the surface could result in substantial soil erosion during windy weather conditions. However, soil erosion will be controlled by implementation of preventive measures or BMPs, such as applications of surfactants or polymers to site soils and ash piles, as well as frequent site watering by use of water trucks and sprinklers to contain fugitive dust. A storm water management plan will be implemented to prevent offsite migration of surface soils. Implementation of these measures will reduce impacts to less than significant levels.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

Impact Analysis:

The project site and surrounding area are relatively flat and geologically stable. The proposed remedial activities are not expected to result in off-site landslides, lateral spreading, subsidence, liquefaction or collapse. The sidewalls of excavations deeper than 5 feet will be supported by shoring or alternative methods recommended by the soils engineer. Excavations will be backfilled with clean imported material, compacted, and restored to its original grade.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.

Impact Analysis:

There are no expansive soils present at the site. The proposed project does not involve construction of structures that would be affected by expansive soils. Soils beneath the sit consist of sand, silty sand, gravelly sand, and to a lesser extent, silt and clay. There are no expansive clay soils on site that would create substantial risks to life or property.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of water.

Impact Analysis:

No septic tanks or other waste disposal systems will be used on this project. Any residual water resulting from project activities will be managed so that water remains on site. Control measures will include construction berms or placing straw bales in areas where runoff may occur. The SWPPP for the project will address any runoff issues occurring from construction activities.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- f. Be located in an area containing naturally occurring asbestos (see also Air Quality, f.).

Impact Analysis:

According to the Department of Conservation, the project site is not located in a naturally occurring asbestos area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

1. California Division of Mines and Geology Special Publication 42 (interim revision 2007), *Fault-Rupture Hazard Zones in California, Alquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zone Maps.*
2. California Department of Conservation, *California Geologic Survey – Asbestos*; http://www.conservation.ca.gov/cgs/minerals/hazardous_minerals/asbestos/Pages/Index.aspx.

3. California Department of Conservation, California Geologic Survey- Regulatory Maps; <http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm>.
4. Terra Pacific Group, 2011, Pre-design Investigation Report, Former Fresno-1 Manufactured Gas Plant, 211 North Thorne Avenue, Fresno, California.
5. United States Geological Survey, Geologic Hazards Science Center, 2009 Earthquake Probability Mapping at <https://geohazards.usgs.gov/eqprob/2009/index.php>
6. 2025 Fresno General Plan and Related Draft Environmental Impact Report No. 10130, Section I Safety Element: City of Fresno Planning and Development Department, February 1, 2002.
7. A Technical Report to Accompany the Caltrans California Seismic Hazard Map 1996: California Department of Transportation Engineering Service Center, Office of Earthquake Engineering, July 1996.

7. Greenhouse Gas Emissions

Project Activities Likely to Create an Impact:

- Presence and operation of construction equipment at the site.
- Generation of fugitive dust and particulates with potential chemical contaminants from excavation zones, decontamination areas, general work areas, stockpile areas, truck loading areas, truck staging/parking areas, and truck routes.
- Excavation of impacted soils by using construction equipment (i.e., excavator, backhoe, and/or front-end loader), and loading excavated soil and debris onto dump trucks.
- Transportation of impacted soil to appropriate off-site permitted disposal facilities.
- Transportation of clean fill material from off-site locations onto the project Site.
- Backfill of all excavated areas using clean fill materials.
- Restoring some site areas to pre-existing conditions.
- Use of vehicles to bring personnel and supplies to the site during construction.

Description of Baseline Environmental Conditions:

In August 2008, the San Joaquin Valley Air Pollution Control District's Governing Board adopted the Climate Change Action Plan (CCAP). The CCAP directed the District Air Pollution Control Officer to develop guidance to assist Lead Agencies, project proponents, permit applicants, and interested parties in assessing and reducing the impacts of project specific greenhouse gas (GHG) emissions on global climate change. On December 17, 2009, the San Joaquin Valley Air Pollution Control District (District) adopted the guidance: Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA and the policy: District Policy – Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency. The guidance and policy rely on the use of performance based standards, otherwise known as Best Performance Standards (BPS), to assess significance of project specific greenhouse gas emissions on global climate change during the environmental review process, as required by CEQA." http://www.valleyair.org/programs/ccap/ccap_menu.htm

The major category of greenhouse gas (GHG) emissions resulting from human activities is carbon dioxide. Several other primary gases also include methane, nitrous oxide, sulfur hexafluoride, perfluorocarbons, and hydrofluorocarbons. Emissions of carbon dioxide (CO₂) and nitrous oxide (N₂O) will result from the use of fossil fuels that is generally used to power the heavy equipment.

Analysis as to whether or not project activities would:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Impact Analysis:

The remediation construction activities will involve the use of various types of heavy equipment. Emissions of carbon dioxide (CO₂) and nitrous oxide (N₂O) will result from the use of fossil fuels that is used to power the heavy equipment. Excavators and other earth moving equipment will be required to remove and load the impacted material onto trucks. Trucks will be required to transport the excavated material to off-site permitted landfills and importation of clean backfill from off-site. Heavy equipment will also be required to backfill and compact the excavations with clean imported fill materials and to pave the site. Lastly, most workers will be expected to arrive at the site by personal vehicle. The project is expected to remove up to 37,400 yds³ of impacted materials and backfill with the same amount of clean fill materials.

Implementation of corrective measures discussed in the Air Quality section will help reduce impacts to less-than-significant levels. These include:

- Equipment used during the remediation shall use low sulfur diesel fuel as recommended by CARB.
- Employees and subcontractors shall comply with California's idling restrictions for compression ignition engines.
- During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems will be used to prevent dust from leaving the site and to create a crust after each day's work.
- During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems will be used to keep all exposed areas and vehicle movement areas damp enough to prevent dust from leaving the site. At a minimum, this effort would include wetting down such areas in the morning and after work is completed for the day; whenever wind exceeds 15 miles per hour; and as needed. As part of the stormwater management plan (page 64 of the RAP) "water collected within the excavated area will be pumped and stored in appropriate containers for proper profiling and disposal at an approved destination."
- Onsite vehicle speed will be limited to 15 mph.
- Streets adjacent to the project site will be kept clean and accumulated silt removed.
- Access to the site should be by means of an apron into the project area from adjoining surfaced roadways. The apron should be surfaced or treated with dust palliatives.
- If soils cling to the wheels of the vehicles, a grizzly or other such device should be used on the road exiting the project, immediately prior to the pavement, in order to remove most of the soil material from the vehicle's tires. And proper procedures will be used to assure that the wet soil (mud) does not stick to tires of trucks used for soil transportation. The procedure may include placing plastic sheeting at the rumble area and rumble strips at the entry/exit gate"
- Stockpiled material will be sprayed and/or covered as needed to minimize dust generation. Implementation of these measures will reduce impact to a less-than-significant level.
- Implementation of all BMPs within the Dust Control Plan.

The below table contains the estimated Valley ozone levels under extreme non-attainment conditions during an estimate of the remediation project.

Est Hr	Equipment	ROG	CO	NOX	SOX	PM	CO2	CH4
15	compressors	1.475320915	5.167952	9.7408232	0.0106699	0.7042	954.10971	0.1331159
65	small excavator	5.930581394	19.066288	16.691954	0.0210219	1.538145	1626.1411	0.5351068
275	med excavator	35.43181829	183.63911	264.35305	0.3472385	15.640828	30860.931	3.1969556
1	forklift	0.048907051	0.219542	0.3016733	0.0003663	0.0276956	31.22491	0.0044128
4	generator	0.383600223	1.0936945	1.186384	0.0015835	0.1018749	122.49195	0.0346116
540	trucks	49.94038862	207.74512	464.36114	0.6848205	19.766053	66255.765	4.5060407
60	compactor	6.326757836	24.589011	39.715959	0.0415181	3.4462228	3539.3251	0.5708534
8	forklift	0.830285531	3.4913628	5.139814	0.0058605	0.4680531	499.59865	0.0749153
153	skid steer loader	9.121506607	35.678856	36.750846	0.0504745	2.760311	3904.4298	0.8230188
172	sweeper	21.98310417	89.701156	127.33619	0.1574857	9.8995631	13509.444	1.9835002
165	loader/backhoe	17.45738826	96.794475	136.85395	0.1882281	7.8855292	16728.838	1.5751521
total		148.9296588	667.18656	1102.4318	1.5092675	62.238475	138032.3	13.437683
tons/project		0.074464829	0.3335933	0.5512159	0.0007546	0.0311192	69.016149	0.0067188
threshold (tons/yr)		10	100	18	27.3	10	11,000	NA

GHG calculations were performed by using a modeling tool from the South Coast air District, which uses the California Emissions Estimator Model (Cal EEMOD). Calculations were scaled from a similar project using identical equipment.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Impact Analysis:

The only adopted applicable plan to the project that reduces GHGs is AB 32, which has identified 1990 emission levels as a goal to be achieved by the year 2020 through adoption of AB 32. To meet this goal, California would need to generate lower levels of GHG emissions than current levels. It is recognized that for most projects there is no simple metric available to determine if a single project would help or hinder meeting the AB 32 emission goals. As discussed above, the project will result in a less than 0.1% increase to the state's GHG emission, which is not a substantial increase. The remediation project's GHG emissions would not interfere with the State's plan to achieve the 1990 GHG emission levels in 2020.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

1. San Joaquin Valley Air Pollution Control District, e-mail communication with Brian Clerico, Air Quality Engineer, on February 4, 2013.
2. San Joaquin Valley Air Pollution Control District, Air Quality Plans for Carbon Monoxide, Ozone and Particulate Matter, at <http://valleyair.org/>
3. San Joaquin Valley Air Pollution Control District, Climate Change Plan at: http://www.valleyair.org/Programs?CCAP?CCAP_menu.htm.
4. California Air Resources Control Board, Area Designation Maps/State and National at <http://www.arb.ca.gov/desig/adm/adm.htm>
5. Terra Pacific Group, 2013, Draft Remedial Action Plan, Former Fresno-1 Manufactured Gas Plant, 211 North Thome Avenue, Fresno, California: February 5, 2013.
6. South Coast Air Quality Management District. Off-Road Mobile Source Emission Factors. October 8, 2010; <http://www.aqmd.gov/ceqa/handbook/offroad/offroad.html>.

8. Hazards and Hazardous Materials

Project Activities Likely to Create an Impact:

- During remediation activities, there is a potential to generate airborne dust contaminated with COPCs.

Description of Baseline Environmental Conditions:

The 11.8 acre Site consists of soil impacted with PAHs, benzene, arsenic, lead, and petroleum hydrocarbons from operations by the former MGP.

On November 15, 2012 a HHRA for the Site was prepared by Iris Environmental to evaluate potential risks of exposure to chemicals to current and/or future populations at each of the OUs. The results of the HHRA were used to identify areas in each OU where mitigation measures or other forms of risk management may be applied to achieve the overall goal of long-term protection of human health and the environment.

The HHRA indicate that the levels of the identified COPCs present in soils exceeded levels that would be considered acceptable for future on-site commercial use, should the site or any one of the OUs be redeveloped. Furthermore, levels of carcinogenic polycyclic aromatic hydrocarbons (CPAHs) and/or arsenic present in off-site soil within the city and railroad right-of-ways (ROWs) exceeded levels that would be considered acceptable for a worker performing a one-time subsurface intrusive work such as subsurface utility repair or maintenance. Although the present site conditions are protected from current commercial use, remediation or other forms of risk management are warranted to protect the health of future commercial populations and on-site and off-site intrusive workers.

To achieve the RAGs established for the site, risk-based or ambient-based action levels were derived in the HHRA. COPCs in OU-1, OU-2, and OU-3 with concentrations above soil action levels under the future on-site commercial worker scenario are contained in the following chart.

Chemical	Existing Highest Concentrations and Location	Action Level (mg/kg)
Benzene	120 (N-27 @ 9.5 ft.)	0.5
Ethylbenzene	370 (N-27 @ 9.5 ft.)	11
1-methylnaphthalene	860 (N-23 @ 4.0 ft.)	36
2-methylnaphthalene	1,600 (N-23 @ 4.0 ft.)	864
Naphthalene	67,000 (N-23 @ 4.0 ft.)	4.6
Pyrene	13,000 (N-23A @ 5.0 ft.)	11,313
CPAHs (in Benzo(a)pyrene Equ.)	7,100 (N-23 @ 4.0 ft.)	0.9
Arsenic	290 (12 [SJV-325-12] @ 0.5 ft.)	8
Lead	3,170 (S-5 @ 0.5 ft.)	320

COPCs in off-site soils are located at OU-4 and OU-5 have concentrations above soil action levels under the intrusive worker scenario are contained in the following chart.

Chemical	Existing Highest Concentrations and Location	Action Level (mg/kg)
CPAHs (in Benzo(a)pyrene Eq.)	7,100 (N-23 @ 4.0 ft.)	4.3
Arsenic	290 (12 [SJV-325-12] @ 0.5 ft.)	10
Lead	3,170 (S-5 @ 0.5 ft.)	320

A screening-level groundwater evaluation was also conducted as part of the HHRA, but because groundwater occurs at depths of more than 50 feet below the deepest MGP-related impacted soils, the relatively low concentrations of chemicals detected in groundwater are unlikely created by MGP wastes. But some form of institutional control is recommended to limit the use of on-site groundwater. Remedial alternatives for groundwater were not considered in this feasibility study.

Analysis as to whether or not project activities would:

- Create a significant hazard to the public or the environment throughout the routine transport, use or disposal of hazardous materials.

Impact Analysis:

The proposed implementation of the RAP's remedial activities will involve excavation and off-site disposal of highly impacted COPC soils at permitted facilities. During remediation activities, dust contaminated with COPCs would be generated and may be dispersed by windy conditions. Implementation of the RAP's DCP will reduce the impacts to a less-than significant level. The remaining impacted soil areas will be capped and land use restrictions placed upon them. Refer to Section 3, Air Quality.

COPCs impacted soils will be disposed at one or more of the following permitted facilities.

• Class I facilities:

1. Chemical Waste Management, Inc.; Kettleman Hills Facility Landfill
35251 Old Skyline Road
Kettleman City, CA 93239-0471
2. Clean Harbors Buttonwillow, LLC Landfill
2500 West Lokern Road
Buttonwillow, CA 93206

• Class II facilities:

1. Forward Landfill, Inc. (Republic Services, Inc.)
1145 West Charter Way
Stockton, CA 95206
2. Vasco Road Landfill
4001 North Vasco Road
Livermore, CA 94550

Additional facilities listed on Appendix D of the RAP may also be used.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Impact Analysis:

The RAP includes BMPs designed to ensure that the potential for accidents and releases of pollutants are minimized to the greatest extent possible. All contractors will be responsible for operating in accordance with the most current Federal and California OSHA regulations, including Hazardous Waste Operations and Emergency Response, General Industry and Construction Safety Orders, and the Federal and Construction Industry Standards as described in California Code Regulations, Title 8, Sections 1539, 1541, and 5192 and 29 Code of Federal Regulations 1910.120, and 1926.

The Health and Safety Plan (HASP) will be prepared in accordance with current health and safety standards as specified by the Federal Occupational and Safety Health Administration (OSHA) and California OSHA and submitted to DTSC for approval prior to initiation of fieldwork. The provisions of the HASP are mandatory and must be reviewed by all personnel before working at the site. In the unlikely event of an accidental release of hazardous materials (dust) to the environment, various dust control measures will be implemented to control these potential releases. The site will be fenced during remediation activities to prevent public access. The Site likely has PG&E personnel present at all hours, but a private security firm may be contracted to provide site and equipment security during non-working hours.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school.

Impact Analysis:

There are no schools within 0.25 miles of the Site. The closest school is Muir Elementary School, 410 E. Dennett Ave. Fresno, CA 93728, which is 0.70 mi northeast of the Site.

The site and immediate surrounding area is zoned M3 for heavy industrial use. The nearest sensitive receptor is a residential subdivision located approximately 500 feet (0.16 miles) northeast of the site. Neighboring businesses include A-1 Party Rental and Supply; Bauer's Auto Wrecking due south of the site; Central Pier to the east of the site; and a concrete batch plant 0.20 miles north of the site.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to public or the environment.

Impact Analysis:

The Site is not on the Section 65962.5 list (Cortese List) of hazardous materials sites affiliated with the California Department of Toxic Substances Control, 2007. But it is listed on the California State Water Resources Control Board Cortese List for Leaking Underground Storage Tank Sites. The only leaking underground storage tanks (LUSTs) near the site are 135 N. Thorne and 108 N. Fruit Ave. Both were closed by the RWQCB in 1989 and 2008, respectively.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- e. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

Impact Analysis:

The RAP activities will not impair any emergency response plan or emergency evacuation plan. The Facility is required to submit a Contingency Plan which requires the Facility to show how it will respond to an emergency, including emergency response, and an emergency evacuation plan.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

1. Terra Pacific Group, 2013, Draft Remedial Action Plan, Former Fresno-1 Manufactured Gas Plant, 211 North Thorne Avenue, Fresno, California: February 5, 2013.
2. Department of Toxic Substances Control's Hazardous Waste and Substances Sites (Cortese List) at: <http://www.calepa.ca.gov/sitecleanup/corteselist/SectionA.htm>, Accessed February 4, 2013.
3. California Environmental Protection Agency's Cortese List Data Resources at: <http://www.calepa.ca.gov/SiteCleanup/CorteseList/> - accessed June 14, 2013.

9. Hydrology and Water Quality

Project Activities Likely to Create an Impact:

- Surface disturbing activities may mobilize soil with COCs.
- Soils may be moved off-site during storm events as stormwater runoff.

Description of Baseline Environmental Conditions:

The Site is in a semi-arid region with flat terrain. The soils have a low permeability (see Section 6. Geology and Soils).

Subsurface soils beneath the Site consist of sand, silty sand, gravelly sand, and to a lesser extent, silt and clay. Sandy silts to silty sands are the most prevalent soil types logged in borings drilled at the Site, which have been drilled to depths of up to 100 feet below ground surface (bgs). According to Site groundwater monitoring well logs, water-bearing gravelly sands occur at depths ranging from 73 to 93 feet bgs.

Localized clay layers up to 5 feet thick have been logged in the upper 40 feet. A compact, weakly cemented sandy layer or "hardpan" occurs at depths ranging from 3 to 8 feet throughout various parts of the Site. The hardpan has been described as typically cemented with iron oxides/hydroxides and amorphous silica and nearly impermeable to roots and water.

Groundwater beneath the Fresno region exists in a single unconfined aquifer that is more than 1,000 feet thick. Groundwater pumping and recharge in the vicinity of the Site is believed to impact the direction of local regional groundwater flow. Regional water-level data indicate that the Site was historically, and continues to be located within a large groundwater zone of depression centered several miles southeast of the Site. Historical water level records from the City of Fresno and California Department of Water Resources indicate water level has declined up to 100 feet since the 1930s.

Analysis as to whether or not project activities would:

- a. Violate any water quality standards or waste discharge requirements.

Impact Analysis:

The proposed remediation project will not violate any water quality standards or waste discharge requirements. A Stormwater Pollution Prevention Plan (SWPPP) will be developed and implemented before remediation activities begin. The SWPPP will include BMPs to minimize stormwater runoff. The boundaries of the remediation areas will be properly bermed so that no runoff leaves the Site.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

Impact Analysis:

The proposed remediation project will not deplete groundwater supplies or interfere with groundwater recharge. The demand for water is short-term and will not be great enough to necessitate creation of a new well or any other use of groundwater resources. Water service to the Site is metered and provided by the City of Fresno Department of Public Utilities through either groundwater pumping or treated surface water. Therefore, the proposed project would not deplete groundwater supplies.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site.

Impact Analysis:

There is no stream or river within 7 miles of the Site. There is an irrigation canal 0.10 miles south of the site. The Facility operations and stormwater management are conducted in accordance with the SWPPP for industrial stormwater discharges. The project area will be bermed and/or lined with straw bales/wattles to prevent release of contaminated water as stormwater runoff to off-site areas. The SWPPP contains an Erosion Control Plan.

Conclusion:

- Potentially Significant Impact

- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site.

Impact Analysis:

The proposed remediation project is not expected to alter the existing drainage pattern of the area, nor alter the course of a stream or river, or increase the rate or amount of surface runoff that would result in flooding on or off-site. The terrain is fairly flat and the existing drainage patterns will be observed and restored at the conclusion of the project.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

Impact Analysis:

There is no storm water drainage system in the area. The amount of water used for dust suppression and decontamination is negligible compared to the absorptive capacity of the site soils. The SWPPP will address any runoff from the site and preventive measures will be taken to prevent runoff. Such measures will include straw bales and wattles plus other measures to prevent runoff as necessary.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- f. Otherwise substantially degrade water quality.

Impact Analysis:

Remediation of the Site will not degrade water quality. Area groundwater is 73 to 93 feet bgs and remedial actions, whether capping or excavation, will not interfere with the groundwater or aquifer.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- g. Place within a 100-year flood hazard area structures which would impede or redirect flood flows.

Impact Analysis:

The site is not located within a 100-year flood hazard area. The site is designated as Zone X which means that the area is in a 0.2% annual chance, flood hazard zone. Therefore, there will not be any impediments or redirection of flood flows.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- h. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

Impact Analysis:

There are no levees or dams in or near the Site. There is a stormwater retention basin approximately 0.17 miles southwest of the site and a seasonal irrigation canal 0.10 miles south. These are the closest water retaining devices to the site. Both are constructed below grade.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

I. Inundation by seiche, tsunami or mudflow.

Impact Analysis:

The project is located in the Central Valley of California, well over 100 miles from the Pacific Ocean, and would not be subject to inundation by seiche or tsunami.

Mudflows are a type of mass wasting or landslide, where earth and surface materials are rapidly transported downhill under the force of gravity. Mudflow events are caused by a combination of factors, including soil type, precipitation, and slope. Mudflow may be triggered by heavy rainfall that the soil is not able to sufficiently drain or absorb. Although mudflows can occur in arid areas, the flatness of the topography in the area around the Site precludes mudflow events.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

References Used:

1. Terra Pacific Group, 2013, Draft Remedial Action Plan, Former Fresno-1 Manufactured Gas Plant, 211 North Thorne Avenue, Fresno, California: February 5, 2013.
2. <http://www.fws.gov/wetlands/Wetlands-Mapper.html>, Accessed March 4, 2013
3. FEMA at <https://hazards.fema.gov/> FEMA map no. 06019C2105H
4. CDWR, 2003, California's groundwater: California Department of Water Resources, Bulletin 118 - Update 2003

10. Land Use and Planning

Project Activities Likely to Create an Impact: NONE

Description of Baseline Environmental Conditions:

The Site and surrounding area is currently zoned M3 for heavy industrial as part of the City of Fresno's 2025 General Plan Update and will not change. This area has been zoned and utilized in this manner since the 1980s.

Analysis as to whether or not project activities would:

- a. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

Impact Analysis:

The proposed project will not conflict with any applicable land use plan, police, or regulation with the City of Fresno. It will only remediate existing COPC impacted soils on the Site.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- b. Conflict with any applicable habitat conservation plan or natural community conservation plan.

Impact Analysis:

The local agency with jurisdiction over habitat conservation is the City of Fresno Planning and Development Department, Planning Division. The City of Fresno's 2025 General Plan in the Resource Conservation Element, Native Plants and Wildlife (G-12 through G-14) has a habitat conservation plan, but it does not include the Site. The site is located within an area zoned for M3 heavy industrial land use and does not provide suitable habitat for natural communities.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

References Used:

1. Terra Pacific Group, 2013, Draft Remedial Action Plan, Former Fresno-1 Manufactured Gas Plant, 211 North Thorne Avenue, Fresno, California: February 5, 2013.
2. City of Fresno 2025 Fresno General Plan and related Draft Environmental Impact Report No. 10130 dated February 1, 2002.
3. City of Fresno 2025 Fresno General Plan Land Use and Circulation Map: City of Fresno Planning and Development Department, Planning Division.
4. City of Fresno, 2011, General Plan Map Atlas, Existing Conditions Report: General Plan & Code Update - August 2011.
5. City of Fresno, 2025 Fresno General Plan, Resource Conservation Element, Native Plants and Wildlife (G-12 through G-14)

11. Mineral Resources

Project Activities Likely to Create an Impact: NONE. The proposed project is not located in or near any known mineral resources. Therefore, no impacts to mineral resources would occur. For these reasons, no further analysis of impacts to this resource category is deemed necessary.

Description of Baseline Environmental Conditions:

Analysis as to whether or not project activities would:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

Impact Analysis:

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Impact Analysis:

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

References Used:

1. Fresno County General Plan, Background Report, Adopted October 3, 2000: Downloaded from: http://www2.co.fresno.ca.us/4510/4360/General_Plan/general_plan.htm.
2. City of Fresno, Exhibit 10, Aggregate Mineral Resource Zones Map: Downloaded from: <http://www.fresno.gov/Government/DepartmentDirectory/DARM/DevelopmentServices/MapGallery.htm>.

12. Noise

Project Activities Likely to Create an Impact:

- Excavation of impacted soils by using heavy construction equipment (may include excavator, backhoe, and front-end loader), and loading excavated soil and debris onto dump trucks.
- Transportation of impacted soil and debris to appropriate off-site permitted disposal facilities.
- Transportation of clean-fill material from off-site locations.

Description of Baseline Environmental Conditions:

The site and immediate surrounding area is zoned M3 for heavy industrial use. The nearest residential subdivision is located approximately 500 feet (0.16 miles) northeast of the site. Neighboring businesses include A-1 Party Rental and Supply; Bauer's Auto Wrecking due south of the site; Central Pier to the east of the site; and a concrete batch plant 0.20 miles north of the site. The nearest elementary school is Muir Elementary, 410 E. Dennett Ave. Fresno, CA 93728 which is 0.70 miles northeast of the site.

Current ambient noise levels at and near the vicinity of the site are typical of industrial/commercial zones between the hours of 7 a.m. and 5 p.m. On July 29, 2013 DTSC conducted a noise survey during evening peak hours. The results showed an existing noise levels surrounding the site are approximately 74dB with the farthest sample taken at 0.4 miles northwest of the project site.

Noise level standards established in the City of Fresno's General Plan are provided in the following two charts.

Land Use	Outdoor Activity Areas ¹ (L _{eq} (dB))	Interior Spaces ²	
		L _{eq} (dB)	L _{max} (dB)
Residential	60 ³	45	***
Transient Lodging	60 ³	45	***
Hospitals, Nursing Homes	60 ³	45	***
Theaters, Auditoriums, Music Halls	---	---	35
Churches, Meeting Halls	60 ³	---	45
Office Buildings	---	---	45
Schools, Libraries, Museums	---	---	45

¹ Where the location of outdoor activity areas is unknown or is not applicable, the exterior noise level standard shall be applied to the property line of the receiving land use.

² As determined for a typical worst-case hour during periods of use.

³ Noise levels up to 65 dB L_{eq} adjacent to the Burlington Northern Santa Fe and Union Pacific mainline tracks may be allowed by the project approving authority when it is determined that it is not possible to achieve 60 dB L_{eq} in outdoor activity areas using a practical application of the best-available noise reduction technology, and when all feasible exterior noise reduction measures have been proposed.

⁴ The Planning and Development Director, on a case-by-case basis, may designate land uses other than those shown in this table to be noise-sensitive, and may require appropriate noise mitigation measures.

TABLE 2
MAXIMUM ALLOWABLE NOISE EXPOSURE-STATIONARY NOISE SOURCES¹

	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly Equivalent Sound Level (L_{eq}), dB	50	45
Maximum Sound Level (L_{max}), dB	70	65

¹As determined at outdoor activity areas. Where the location of outdoor activity areas is unknown or not applicable, the noise exposure standard shall be applied at the property line of the receiving land use. When ambient noise levels exceed or equal the levels in this table, mitigation shall only be required to limit noise to the ambient plus five (5) dB.

Analysis as to whether or not project activities would result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance; or applicable standards of other agencies.

Impact Analysis:

Implementation of the remediation project may result in temporary increases in noise levels associated with the operation of heavy equipment. These include earthmoving equipment (i.e. excavator, backhoe, and front-end loader) and transportation of soils during the remediation project.

A typical piece of construction equipment used in the removal action for this type of project would be a hydraulic excavator. The sound levels at 50 feet are approximately 85 dB, but the newer equipment may be this quiet up close. If the nearest residential community is 500 feet away, so the sound level at for them would be approximately 60.44dB, or a reduction of 24.56 dB (Tontechniko - Rechner).

All construction equipment used for the remediation project will be of newer models (2010) and equipped with mufflers or sound attenuating devices. Work will be confined to weekdays from 7:00 am to 5:00 pm.

Because the nearest sensitive receptors (residential subdivision) is 500 feet from the construction equipment operating at the site, noise levels from activities in these areas are not expected to exceed the City of Fresno's General Plan standards. All local noise ordinances will be followed. If sound level monitoring detects unacceptable noise levels as allowed by local ordinances, noise mitigation measures will be implemented. Public complaints will be addressed by either the PG&E project manager or the DTSC project manager.

Hearing protection will be provided to all exposed workers and access to the site will be controlled.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Exposure of persons to or generation of excessive groundbourne vibration or groundbourne noise levels.

Impact Analysis:

Heavy construction equipment can produce vibration levels at 25 feet from the sources ranging from a low of 58 velocity decibels (VdB) for a small bulldozer to 112 VdB for a pile driver. Vibration impacts associated with remediation may be considered moderate and adverse. Therefore, construction impacts associated with exposure of persons to excessive groundborne vibration levels could be significant without preventive measures. However, remediation activities will use low-impact construction technologies, and avoid use of vibrating compaction equipment where possible to avoid vibration construction impacts. They will avoid use of driving piles and will drill piles instead wherever practicable. Soil compaction will occur for backfilled materials at the waste management unit. The compaction activity will be of a short duration and in a limited area.

All public complaints will be addressed by either the PG&E project manager or the DTSC project manager.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- c. A substantial permanent increase in ambient noise levels in the vicinity above levels existing without the project.

Impact Analysis:

The remediation project activities will take an estimated four to six months to complete. It will be done in phases starting in the year 2014 and ending in 2016). Consequently, there will not be any permanent increase in ambient noise levels.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

Impact Analysis:

The above calculation shows a significant decrease in sound pressure with distance, and the closest residential receptor to the site is 500 feet away. Refer to Section 12 Description of Baseline Environmental Conditions.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

References Used:

1. City of Fresno, 2002, 2025 Fresno General Plan and Related Draft Environmental Impact Report No. 10130: City of Fresno Planning and Development Department, February 1, 2002.
2. City of Fresno Noise Element ; <http://www.fresno.gov/NR/rdonlyres/12F98BAD-DF06-4CCE-91F8-C1F80B9118B5/0/2025GPCchapter4SectionHNoiseElement.pdf>
3. City of Fresno Demographics; <http://www.fresno.gov/DiscoverFresno/Demographics/Default.htm>
4. Tontechnik – Rechner website; <http://sengpielaudio.com/calculator-distance.htm>.

13. Population and Housing

Project Activities Likely to Create an Impact: NONE

Description of Baseline Environmental Conditions:

As of 2012, the City of Fresno's population was 509,039 making it the fifth largest city in California, the largest inland city in California, and the 34th largest in the nation. Fresno is in the center of the San Joaquin Valley and is the largest city in the Central Valley. It is approximately 200 miles (320 km) north of Los Angeles and 170 miles (270 km) south of the state capitol, Sacramento. Metropolitan Fresno has a population of 1,107,416.

The Site is zoned in a M3 or heavy industrial area within the City of Fresno and is located 0.35 miles east of Highway 99 and 0.25 miles north of Highway 180. The nearest residential subdivision is approximately 500 feet to the northwest of the Site. The area population and housing will not be impacted because temporary workers (up to 12) will be housed intermittently in nearby motels and/or hotels until remediation activities are completed. There are no plans for future site development.

The existing number of PG&E employees on Site will not increase due to the remediation activities.

Analysis as to whether or not project activities would:

- a. Induce substantial population growth in area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Impact Analysis:

The temporary remediation project will have no impact on area population. Refer to above Description of Baseline Environmental Conditions.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

Impact Analysis:

The project is relatively small in scale and will not displace any housing units or necessitate the construction of replacement housing. The approximately 12 temporary remediation workers will be housed in nearby motels and/or hotels on an intermittent basis from years 2014 to 2016.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Impact Analysis:

No persons will be displaced during the project. Refer to 13b and above Description of Baseline Environmental Conditions.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

1. Terra Pacific Group, 2013, Draft Remedial Action Plan, Former Fresno-1 Manufactured Gas Plant, 211 North Thorne Avenue, Fresno, California: February 5, 2013.
2. City of Fresno Demographics; <http://www.fresno.gov/DiscoverFresno/Demographics/Default.htm>

14. Public Services

Project Activities Likely to Create an Impact: NONE

Description of Baseline Environmental Conditions:

The closest public services to the Site include:

1. Fire station is located at 1406 Fresno Street, Fresno, CA 93706 at approximately 1.2 miles southeast of the Site.
2. Police station is located at 2323 Mariposa Mall, Fresno, CA 93721 at approximately 1.1 miles southeast of the Site.
3. Muir Elementary School is located at 410 E. Dennett Avenue, Fresno, CA 93728 at approximately 0.70 miles northeast of the Site.
4. Roeding Park is located at 890 W. Belmont, Fresno CA 93728 at approximately 0.33 miles north of the Site.
5. Woodward Park is located at 7775 Friant Road, Fresno CA 93720 at approximately 8.25 miles northeast of the Site.

Analysis as to whether or not project activities would:

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

- ❖ Fire protection
- ❖ Police protection
- ❖ Schools
- ❖ Parks
- ❖ Other public facilities

Impact Analysis:

The proposed remediation action will not result in the construction of any new or physical alteration of any existing governmental facility or impact any public services. The project is fairly small and would not negatively impact emergency personnel should an emergency arise.

Implementation of the proposed remediation project involves temporary use of construction equipment and workers trained to handle hazardous waste. The project will start in the year 2014 and end in 2016 and be conducted in three to four phases with each lasting approximately 4 to 6 months.

The work area will be fenced to restrict access to the site and strict health and safety measures will be implemented, as outlined in the Health and Safety portion of the RAP. The Site likely has PG&E personnel present at all hours, but a private security firm may be contracted to provide site and equipment security during non-working hours. Therefore, no additional fire or police protection other than that currently offered by the City of Fresno will be required.

Appropriate procedures will be in place to protect underground utility lines to prevent disruption of public utility service. Refer to Section 17: Utilities and Service Systems.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

References Used:

1. City of Fresno Parks and Recreation Web Link: <http://www.fresno.gov/Government/DepartmentDirectory/ParksandRecreation/ParksandFacilities/default.htm>

15. Recreation

Project Activities Likely to Create an Impact: NONE

Description of Baseline Environmental Conditions:

The closest recreational facility is Roeding Park which is owned and operated by the City of Fresno. It is approximately 0.33 miles north of the northern boundary of the Site.

Analysis as to whether or not project activities would:

- a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

Impact Analysis:

The temporary remediation project activities will not result in an increase in the existing employee workforce in the City of Fresno. Remediation workers will be temporarily housed in nearby motels or hotels. Consequently, there

would not be an increase in the use of or deterioration to any neighborhoods, regional parks, or other recreational facilities.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Include recreational facilities or require construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Impact Analysis:

No recreational facilities will be constructed or expanded. Remediation employees or workers will be temporarily staying in nearby motels and/or hotels on an intermittent basis until the project is completed.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

1. City of Fresno Parks and Recreation Web Link: <http://www.fresno.gov/Government/DepartmentDirectory/ParksandRecreation/ParksandFacilities/default.htm>

16. Transportation and Traffic

Project Activities Likely to Create an Impact:

- Transportation of impacted soil and debris to appropriate off-site permitted disposal facilities.
- Transportation of clean-fill materials from off-site locations onto the site.

Description of Baseline Environmental Conditions:

The level of service (LOS) for most roads within the Fresno area is "D." But based on the sparse traffic on the two lane roads near the site, the LOS rating would more closely fall under LOS B, defined as: Stable Operation.

The objective of the circulation element within the Fresno County General Plan is to maintain a minimum LOS rating of "D" for all roads within the sphere of influence for the cities of Fresno and Clovis. At a LOS of "D" the maximum density is 35 passenger cars per mile per lane, or a maximum service flow rate of 1,910 passenger cars per hour per lane.

The definition of LOS "D" is: Approaching Unstable. Drivers may have to wait through more than one red signal cycle. Queues develop but dissipate rapidly, without excessive delays. Many drivers begin to feel somewhat restricted within platoons of vehicles. There will be minimal delays.

Analysis as to whether or not project activities would:

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).

Impact Analysis:

Except for the project-related traffic along streets adjacent to the Site, most traffic associated with the remediation project will be on the Site itself. Trucks will make trips to appropriate off-site disposal facilities and will exit the Site via surface streets (Belmont Avenue) to SR 99, then either north or south on SR 99, depending on the designated disposal site. A diagram of access to Highway 99 north or south is included in Attachment E.

The project is estimated to result in an average net increase of approximately 4,500 truckloads (approximately 9,000 round trips) of combined excavated materials to be hauled off-site and clean backfill to be imported onto the site. This will result in an estimated average increase of 8 to 10 trucks per day within a two to three year period of the remediation project and will not be concentrated at any one time period.

The temporary, remediation project personnel will likely stay at hotels or motels in north Fresno and commute approximately 5.5 miles to the Site during the week on primarily SR 99. As a result, the amount of traffic on county and City of Fresno roads will be minimal.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- b. Exceed, either individually or cumulatively, a level of service standard established by the country congestion management agency for designated roads or highway.

Impact Analysis:

The LOS for most roads within the Fresno/Clovis area is "LOS D." The definition of LOS "D" is: Approaching Unstable. It ranges from small increases in traffic flow which may cause increases in delay and travel time. It is possible for temporary traffic congestion to occur as a result of project activities, but is unlikely to occur. However, alternate transportation schedules will be implemented during peak hours, if needed. Additionally, there will be ongoing coordination and consultation with the California Department of Transportation (Caltrans) to prevent potential congestion on State highways or infrastructures.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- c. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

Impact Analysis:

No highway ramps, sharp curves, or other immediately dangerous traffic conditions are at or near the vicinity of the Site. The remediation project will not alter the outside traffic approach to or from the facility. The existing SR 99 egress and ingress to the Site conforms to the standards established within the Caltrans Highway Design Manual.

The remediation project will not significantly alter the traffic pattern within the facility or Site.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- d. Result in inadequate emergency access.

Impact Analysis:

Emergency access to the site is easily accessible via the gates at the northern and southern portions of the site. Both gates face Thorne Avenue and are approximately 20 feet wide. There will be ongoing coordination with the local enforcement agency(ies) and emergency responders.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

- e. Result in inadequate parking capacity.

Impact Analysis:

Temporary remediation worker vehicles, construction equipment, and transport trucks will be parked on Site. Parking will not impact traffic on Thorne Avenue. There is more than adequate parking capacity at the Site, so no impacts will occur on any local or state roads.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- f. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

Impact Analysis:

There will be no impact to adopted policies, plans, or programs supporting alternative transportation. The Site is in a semi-rural area within the City of Fresno and does not have bicycle lanes, bus turnouts, etc.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

1. Terra Pacific Group, 2013, Draft Remedial Action Plan, Former Fresno-1 Manufactured Gas Plant, 211 North Thorne Avenue, Fresno, California: February 5, 2013.
2. Fresno County 2000 General Plan; Part 2: Transportation and Circulation Element; <http://www.co.fresno.ca.us/departmentpage.aspx?id=19705>.
3. Lindeburg, Michael R. Civil Engineering Reference Manual, 9th Edition. Professional Publications, Inc., 2003.

17. Utilities and Service Systems

Project Activities Likely to Create an Impact: NONE

Description of Baseline Environmental Conditions:

Water service to the Site is provided by the City of Fresno's metered municipal water supply system through either groundwater pumping or treated surface water. Additionally, the Site uses their sewer system for capturing any waste water discharges. Remediation activities will not produce contaminated water. If any contaminated water were generated, it would be maintained on-site per the SWPPP. Any contaminated water will be captured and contained for proper disposal.

Electrical power on site is supplied by the RP (PG&E).

Prior to commencing with remediation excavation activities, Underground Service Alert will be contacted at least 48 hours in advance to identify the location of underground utility lines that enter the property. All proposed excavation areas will be clearly marked with white paint or surveyors flagging as required. All utility owners of record within the Site vicinity will be contacted prior to remediation. They will clearly mark the position(s) of their utility lines on the ground surface throughout the designated remediation area.

Remediation will use approximately 1,200 gallons of water a day for 4-5 days per week for dust suppression and equipment decontamination. Water to fill on-site water storage tanks will be obtained from a buried water line that runs along United Street. No wastewater will be discharged to existing sewer lines.

A General Permit for Discharges of Storm Water Associated with Construction Activity will be obtained from the Central Valley Regional Water Quality Control Board (CVRWQCB). As part of this General Permit, a SWPPP will be developed and implemented. The SWPPP will contain BMPs to manage stormwater runoff. Electrical power for the remediation project will be supplied by a generator.

Analysis as to whether or not project activities would:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

Impact Analysis:

Wastewater treatment requirements will not be exceeded. During construction, wastewater would be contained within portable toilet facilities and disposed of at an approved site. Any contaminated stormwater runoff captured during truck rinse off and dust control will be captured and contained for proper disposal.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Impact Analysis:

No new water or wastewater treatment facilities will be constructed; existing facilities will not be expanded. No wastewater will be discharged to existing sewer lines. During construction, wastewater would be contained within portable toilet facilities and disposed of at an approved site, likely the City of Fresno's wastewater treatment facility. The impact from site workers will be negligible.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Impact Analysis:

No new stormwater drainage facilities or expansion of existing facilities will be required for the remediation activities. The Site is zoned for future commercial and industrial development.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.

Impact Analysis:

Water will be obtained from the City of Fresno's water distribution system. Approximately 1,200 gallons of water a day will be used for dust suppression and equipment decontamination. This use will have minimal impact on existing water supplies.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- e. Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments.

Impact Analysis:

The remedial action will not produce additional wastewater that would result in the need for increased capacity from existing wastewater treatment facilities. During construction, wastewater would be contained within portable toilet facilities and disposed of at an approved site.

Conclusion:

- Potentially Significant Impact

- Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- f. Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs.

Impact Analysis:

Waste associated with the project will be taken to a licensed off-site disposal facility(ies) with sufficient permitted capacity to accept the waste. The facility(ies) have not been selected because it will depend upon the excavated COPC impacted soils' waste profiling results. A list of potential disposal facilities is presented in Appendix C of the Remedial Action Plan.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- g. Comply with federal, state, and local statutes and regulations related to solid waste.

Impact Analysis:

The remediation project will comply with all local, state, and federal requirements for integrated waste management (e.g., recycling) and solid waste disposal. All waste associated with the project will be taken to a permitted off-site facility(ies). Refer to Sections 17(a), (b), (e), and (f).

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

1. Fresno County General Plan, Public Facilities and Services Element;
<http://www.co.fresno.ca.us/departmentspage.aspx?id=19705>.
2. Terra Pacific Group, 2013, Draft Remedial Action Plan, Former Fresno-1 Manufactured Gas Plant, 211 North Thorne Avenue, Fresno, California: February 5, 2013.

Mandatory Findings of Significance

Based on evidence provided in this Initial Study, DTSC makes the following findings:

- a. The project has does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- b. The project has does not have impacts that are individually limited but cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- c. The project has does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Determination of Appropriate Environmental Document:

Based on evidence provided in this Initial Study, DTSC makes the following determination:

- The proposed project COULD NOT HAVE a significant effect on the environment. A Negative Declaration will be prepared.

ATTACHMENT A**REFERENCES**

2025 Fresno General Plan and Related Draft Environmental Impact Report No. 10130, Section I Safety Element: City of Fresno Planning and Development Department, February 1, 2002.

A Technical Report to Accompany the Caltrans California Seismic Hazard Map 1996: California Department of Transportation Engineering Service Center, Office of Earthquake Engineering, July 1996.

California Air Resources Control Board, Area Designation Maps/State and National at <http://www.arb.ca.gov/deg/adm/adm.htm>

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California Department of Transportation, 2007. Officially Designated State Scenic Highways and Historic Parkways, Updated December 7. http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm.

California Department of Water Resources, 2003; California's groundwater: California Department of Water Resources, Bulletin 118 – Update 2003.

California Division of Mines and Geology, A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos: Open-File Report 2000-19.

California Division of Mines and Geology Special Publication 42 (interim revision 2007), Fault-Rupture Hazard Zones in California, Alquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zone Maps.

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City of Fresno, 2002, 2025 Fresno General Plan and Related Draft Environmental Impact Report No. 10130: City of Fresno Planning and Development Department, February 1, 2002.

City of Fresno, 2011, General Plan Map Atlas, Existing Conditions Report: General Plan & Code Update – August 2011.

City of Fresno 2025 Fresno General Plan and related Draft Environmental Impact Report No. 10130 dated February 1, 2002.

City of Fresno, 2025 Fresno General Plan Land Use and Circulation Map: City of Fresno Planning and Development Department, Planning Division.

City of Fresno, 2025 Fresno General Plan, Resource Conservation Element, Native Plants and Wildlife (G-12 through G-14).

City of Fresno Demographics; <http://www.fresno.gov/DiscoverFresno/Demographics/Default.htm>

City of Fresno, Draft Master Environmental Impact Report No. 10130 2025 Fresno General Plan: State Clearinghouse No. 2001071097, prepared for the City of Fresno Planning & Development Department by URS Corporation, May 2002.

City of Fresno, Exhibit 10, Aggregate Mineral Resource Zones Map: Downloaded from: <http://www.fresno.gov/Government/DepartmentDirectory/DARM/DevelopmentServices/MapGallery.htm>

City of Fresno Noise Element; <http://www.fresno.gov/NR/rdonlyres/12F98BAD-DF06-4CCE-91F8-C1F80B9118B5/0/2025GPChapter4SectionHNoiseElement.pdf>

City of Fresno Parks and Recreation Web Link:
<http://www.fresno.gov/Government/DepartmentDirectory/ParksandRecreation/ParksandFacilities/default.htm>

City of Fresno Planning Department; City of Fresno 2025 Fresno General Plan Land Use and Circulation Map.

Department of Toxic Substances Control's Hazardous Waste and Substances Sites (Cortese List) at:
<http://www.calepa.ca.gov/sitecleanup/corteseelist/SectionA.htm> - accessed February 4, 2013.

FEMA at <https://hazards.fema.gov/> FEMA map no. 06019C2105H.

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http://www.valleyair.org/recent_news/media_releases/prioryears/ris%20extreme%20approved%2012-18-03.pdf

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Fresno County General Plan, Background Report, Adopted October 3, 2000: Downloaded from:
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Fresno County General Plan, Public Facilities and Services Element;
<http://www.co.fresno.ca.us/departmentpage.aspx?id=19705>.

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<http://www.aqmd.gov/ceqa/handbook/offroad/offroad.html>.

Southern San Joaquin Valley Information Center, California State University, Bakersfield, California, California Historical Information System Reports; March 27, 2013.

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Terra Pacific Group, 2013, Draft Remedial Action Plan, Former Fresno-1 Manufactured Gas Plant, 211 North Thorne Avenue, Fresno, California, February 5, 2013.

Tontechnik – Rechner website; <http://sengpielaudio.com/calculator-distance.htm>

United States Fish & Wildlife Service, Critical Habitat Portal at <http://criticalhabitat.fws.gov/>;
<http://www.fws.gov/wetlands/Wetlands-Mapper.html> Accessed March 4, 2013.

United States Geological Survey, Geologic Hazards Science Center, 2009 Earthquake Probability Mapping at
<https://geohazards.usgs.gov/eqprob/2009/index.php>

ATTACHMENT B

PG&E FRESNO 1 FORMER MANUFACTURED GAS PLANT SITE AND ASSOCIATED OPERABLE UNITS

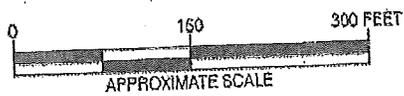


FIGURE 2
AERIAL VIEW OF FORMER FRESNO-1
MGP SITE AND SURROUNDING AREA

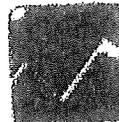
FRESNO-1 FORMER MGP SITE
FRESNO, CALIFORNIA

TERRA PACIFIC GROUP
Environmental Engineering, Consulting, and Construction

ATTACHMENT C

**2003 SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT
DECEMBER 2003 ATTAINMENT STATUS**

News Release



San Joaquin Valley
Air Pollution
Control District

**Attention:
City or assignments editors**

**Please note the 3 p.m. news
conference discussed in the
media advisory below.**

Northern Region Contact -- Modesto
Anthony Presto
(209) 557-6400

Central Region Contact -- Fresno
Janis Parker
(559) 230-5800

Southern Region Contact -- Bakersfield
Kelly Hogan Malay
(661) 328-6900

Air District board approves 'extreme' designation request

[December 18, 2003] The San Joaquin Valley Air Pollution Control District's Governing Board voted today to request a downgrade in the Valley's ozone status from "severe" to "extreme" non-attainment. The decision is a realistic step toward achieving attainment, said District officials.

"A downgrade in the ozone classification won't alter the pace at which the Air District adopts rules to improve air quality," said Dave Crow, the District's Air Pollution Control Officer. "We will continue to implement controls to protect public health. But the change in status will give us a realistic deadline for attainment, which the severe designation does not do."

The District's Governing Board, which is comprised of eleven locally elected officials from throughout the San Joaquin Valley, voted unanimously to request the status downgrade. The action will be reviewed by the California Air Resources Board and forwarded to the U.S. Environmental Protection Agency for approval.

The Valley air basin is currently classified "severe non-attainment" for ozone, the primary ingredient of smog. In order to meet the 2005 "severe" deadline, the District would need to reduce valley-wide ozone precursor emissions by about one-third. Autos and trucks -- which are responsible for nearly 60 percent of the Valley's smog problem -- are under the direct control of the state and federal governments.

- more -

San Joaquin Valley Air Pollution Control District
Board approves 'extreme' designation request --Page 2

Continuing under the severe designation would mean the Valley would trigger automatic sanctions of additional offset requirements, the possible loss of \$2.2 billion in federal highway funds and the implementation of a federally directed clean-up plan.

In voting to approve the downgrade request, several board members cited locally controlled air clean-up plans as the most effective.

If the EPA grants the change in status, the District's new deadline for meeting attainment of the federal one-hour standard for ozone will be 2010, during which time crucial new state and federal regulations governing mobile sources will go into effect, enabling the District to meet its goals.

This is the first time nationwide an air district has voluntarily sought a downgrade to extreme non-attainment status. The South Coast air basin, which includes the Los Angeles area, is the only region in the country currently designated extreme non-attainment.

MEDIA ADVISORY

The Air District will hold a news conference at 3 p.m. today to discuss "extreme" non-attainment, today's Governing Board action and air quality in the Valley. The news conference will be conducted by video-conference among the District's three regional offices: in Fresno at 1990 E. Gettysburg Ave., in Modesto at 4230 Kiernan Ave. Suite 130 and in Bakersfield at 2700 M St. Suite 275. The conference will originate in the Fresno office and District staff will be available in all three offices for comment.

ATTACHMENT D

CULTURAL RESOURCES INFORMATION



Wendy M. Nettles, M.A., R.P.A.
Senior Cultural Resources Specialist
Land and Environmental Management

Mailing Address
1455 E. Shaw Ave.
Fresno, CA 93710
Tel: (559) 263.5834
Mobile: (559) 513,0481
Email: wmn3@PGE.com

19 September 2012

Mike Lee, P.E.
PG&E -- Consulting Project Manager
Environmental Remediation
3401 Crow Canyon Rd.
San Ramon, CA 94503

Re: Cultural Resources Review for the Fresno #1 Former Manufactured Gas Plant Remediation Project, Fresno, Fresno County, California

Dear Mr. Lee,

Pacific Gas and Electric Company plans to conduct remediation for the Fresno #1 Former Manufactured Gas Plant (MGP) (Project), in the City of Fresno, Fresno County. Per your request, this cultural resources review was conducted to determine if significant cultural resources would be affected by the proposed project.

This memo reports the findings of the cultural resources investigation. A records search was completed at the Central California Information Center of the California Historical Resources Information System (CHRIS) and the California Native American Heritage Commission was contacted for a search of their Sacred Lands file. In addition, Native American consultation was initiated to solicit information and/or concerns from interested Tribes and individuals. A pedestrian survey of the area to identify archaeological deposits was conducted. Finally, a historical evaluation of built environment of the property was conducted to determine if any structures are eligible for the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR).

Site Location and Description

The former Fresno-1 MGP site is located at 211 North Thorne Avenue in Fresno, California (Figure 1), which is on the Fresno South, Ca 7.5' USGS Quadrangle located in Township 14 South, Range 20 East, Section 5, Mount Diablo Base and Meridian. The property upon which the former MGP was located consists of three parcels referred to as the Northern Section (Assessor's Parcel Number [APN] 458-04-17), Central Section (APN 458-04-18), and Southern Section (APN 458-04-05). The Northern Section covers an area of approximately 3 acres, the Central Section covers an area of 4.85 acres, and the Southern Section is approximately 4 acres in size. Collectively, the three parcels encompass an area of approximately 11.8 acres.

PG&E's General Construction Department currently uses the Central and Southern Sections for general electrical construction operations, materials storage, vehicle equipment maintenance, and office space. The Northern Section is a fenced, unpaved vacant lot.

Site History

The Fresno #1 Manufactured Gas Plant was sited on eight acres of a farmland purchased from H. B. Henley in 1917 and was part of an area known as the Western Addition. The new plant was designed to allow for expansions that could support future PG&E customers in the area. The layout of the plant was based on the most current engineering designs for such a facility that could also accommodate the changes in the technology for the manufacturing of gas while also preserving as much of the orchards as possible. Construction began in 1917 and the plant was fully operational by November 1918. The main equipment at the plant included a pair of 12-foot-diameter Jones oil-gas generators; a General Electric centrifugal, turbine-driven exhauster; two B&W 400-hp boilers with soot dusters; and a 14,000-barrel steel oil tank. The plant recycled the relief holder from the Fresno #2 MGP (located at Mariposa Street) and the purifier plant used two, 20-foot diameter concrete towers that were 35 feet tall with plastered walls and red tiled roofs. The permanent buildings included the generator house, a warehouse, shop, pump house (all of which are no longer extant) and an administrative building (Office and Compressor House building). Each building was designed to blend into its surroundings and the administrative building was designed in the Spanish Revival architectural style, a popular style used throughout PG&E's various facilities. As planned, the gas plant expanded in the early 1920s, first in 1922 with the installation of booster equipment that aided with gas delivery. Next, a Kooper liquid purification plant, a steam-driven compressor, two new boilers and a 15 foot oil-gas generator, were all added between 1924 and 1925. The compressor was placed in the Compressor House, an addition to the administrative building. In 1926, PG&E made an additional \$200,000 worth of improvements to the plant likely in response to the growth of PG&E's Fresno customer base from 8,817 to 17,223 between 1919 and 1928. By the end of the decade, the Fresno-1 Manufactured Gas Plant had the fourth largest daily capacity of all PG&E's manufactured gas plants.

In 1929, PG&E undertook a large pipeline project to bring natural gas from the Buttonwillow gas field in Kern County to major cities, including Fresno. With the conversion to natural gas production, the manufactured gas plant closed in 1929. It remained on standby until 1956 and operated only during periods of peak demands. In 1963, PG&E sold the northernmost parcel and removed all the gas plant related structures. The parcel was repurchased by PG&E in 2000 and began the remediation process. It remains vacant. The central and southern parcels are used by PG&E's General Construction Department for general construction operations, materials storage, vehicle maintenance and office space.

Results of Records Search

The records search was conducted at the Southern San Joaquin Valley Information Center of the California Historical Resources Information System (CHRIS), located at California State University Bakersfield, which houses the records on cultural resources for Fresno County. This records search (RS# 12-077) was undertaken in order to obtain baseline archaeological resources information for the Project and to make recommendations regarding archaeological monitoring (Attachment A).

The records search encompassed an area within a 1/4-mile radius of the Project to locate any previously recorded cultural resources sites or studies. Also reviewed were the *National Register of Historic Places - Listed properties and Determined Eligible Properties* (1988, Computer Listings 1966 through 2000 by National Park Service), the *California Register of Historical Resources* (2003), the *California Inventory of Historic Resources* (1976), the *California Historical Landmarks* (1996), the *California Points of Historical Interest* (1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current computer lists dated 8-15-2011 and 8-09-2011, respectively), the *Survey of Surveys* (1989), and the *Handbook of North American Indians, Vol. 8, California* (1978).

Results of the records search indicated there have been two cultural resource studies completed within the project area (Mason 2000; Wren 1988), and two additional studies (Hatoff et al 1995; SWCA 2006) conducted within a 1/4-mile radius of the Project. There are no recorded cultural resources within the project area or a within 1/4-mile radius.

Native American Consultation

A letter and map depicting the Project were sent to the Native American Heritage Commission (NAHC) on March 15, 2012 to request any available information on sacred lands within the proposed Project area and to request the names of Native Americans whom should be contacted regarding the Project. A response was received on March 20, 2012, indicating the sacred land search did not produce any results. A list of local Native Americans and Native American Groups were provided (Attachment B).

Organizations and Individuals Contacted

Organization/Individual Contacted	Date Correspondence Sent	Response Received
Big Sandy Rancheria of Mono Indians-Liz Hutchins Kipp	3/26/12	None to date
Table Mountain Rancheria-Bob Pennell	3/26/12	None to date
Cold Springs Rancheria of Mono Indians-Robert Marquez	3/26/12	None to date
Kings River Choinumni Tribe-John Davis	3/26/12	Called PG&E on 4/9/12 No concerns, but requested notification if artifacts are found
Sierra Nevada Native American Coalition	3/26/12	None to date
Dunlap Band of Mono Historical Preservation Society-Mandy Marine	3/26/12	None to date
Choinumni Tribe-Lorrie Planas	3/26/12	None to date
Chowchilla Tribe of Yokuts-Jerry Brown	3/26/12	None to date
The Choinumni Tribe of Yokuts-Rosemary Smith	3/26/12	None to date
Santa Rosa Tachi Rancheria-Lalo Franco	3/26/12	None to date

On March 26, 2012, letters describing the project and soliciting comments were sent out to individuals and groups on the NAHC contact list for the project. To date, one response was received. John Davis of the Kings River Cholnumni Tribe had no concerns about the project, but requested he be contacted if artifacts are found. If any other responses are received after submission of this memo, I will notify you immediately.

Pedestrian Survey

All three parcels of the property were examined through an intensive pedestrian survey by Wendy Nettles, M.A., R.P.A. on March 29, 2012. The northern parcel was a fenced, unpaved vacant lot, and ground visibility was excellent (100%). Most of the central parcel contains buildings or paved and graveled areas. Approximately 30% of the parcel had 100% ground visibility. The southern parcel was primarily bare earth (100% visibility) with some gravel areas. Small bits of modern trash was observed around the site. A brick fragment and two fragments of cut cow bones, both observed in the northern parcel, were the only objects that may be older than 50 years old and may be associated with the site. However, it is unclear if this debris represents remnants of the demolished plant, or was brought in with the one to two feet of fill that covers the northern parcel. If they are associated with the plant, it is unlikely that they are in their original location, and have thus lost context. Because of their small, diverse nature and questionable origin, this debris cannot be considered important. Therefore, no cultural resources were identified within the project area as a result of the field survey.

Expectations for Archaeological Resources

There are no recorded cultural resources located within ¼-mile of the Project area, and no resources were observed during the intensive pedestrian survey. These findings suggest that the sensitivity of the project area is low.

Historical Evaluation

An analysis of the existing manufactured gas plant buildings and structures, along with archival research, indicate that the complex appears to be representative of early-to-mid 20th century gas manufacturing activity in the area and no part of the built environment (buildings/structures) appears to meet significance criteria for listing on State or federal registers for associations with historic events or persons even at a local level of significance. The overall design of the plant was substantially altered when equipment and buildings were removed from the site in the 1960s. This altered the designed spatial relationships, form, plan and function of the property. The plant no longer retains integrity of materials because primary operational buildings/structures such as the large Generator Building and massive Gas Holders were removed. Those few smaller buildings that remain now feature almost complete replacement and/or infilling of their original windows combined with alterations that included removal of the more distinctive architectural and engineering characteristics. These alterations have damaged the plant's integrity of workmanship and the remaining buildings no longer represent aesthetic and operational standards of its original design. Lastly, integrity of setting, feeling and association were lost when essential buildings and equipment were removed and the once rural area continued to develop as an industrial hub for the

region. Buildings and structures also do not appear notable for their design or construction. In summary, the former Fresno-1 Manufactured Gas Plant does not appear to meet the criteria for the NRHP/CRHR and is also not considered an historical resource for the purposes of CEQA. Details of the evaluation are presented Attachment C.

Recommendations

The structures located within the Fresno MGP #1 plant property do not appear to be significant and need not be considered further during project planning. Because it is unlikely that important archaeological deposits are present within the project area, archaeological monitoring is not recommended, however the following protocol for unanticipated discoveries shall be followed.

Unanticipated Discovery

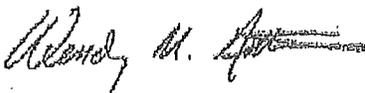
If any new cultural resources (such as prehistoric artifacts and concentrations of historic trash over 50 years of age) are located during remediation activities, all work must stop in the vicinity of the resource and a PG&E Cultural Resources Specialist should be notified immediately. This shall not include MGP building remains or foundations, as those have been thoroughly recorded on Sanborn Fire Insurance maps and they have no further data potential.

Human Remains

Section 7050 of the California Health and Safety Code states that it is a misdemeanor to knowingly disturb a human burial. If human remains are encountered during any Project-related activity, all work should halt in that vicinity immediately. A PG&E Cultural Resources Specialist should be contacted to evaluate the situation before the county coroner is contacted. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of such identification.

In summary, cultural resources investigations for the Project are complete. If you have any questions or if an unanticipated discovery is made please contact Wendy Nettles at (559)263-5894 or by email at wmn3@pge.com

Best Regards,



Wendy M. Nettles
Sr. PG&E Cultural Resources Specialist

References:

Hatoff, Brian, Barb Voss, Sharon Waechter, Stephen Wee, and Vance Bente
1995 Cultural Resources Inventory Report for the Proposed Mojave Northward Expansion Project. Woodward-Clyde Consultants, Oakland California. Prepared for Mojave Pipeline Company, Bakersfield, California. File #FR-00135. On file at the Southern San Joaquin Valley Archaeological Information Center, CSU Bakersfield.

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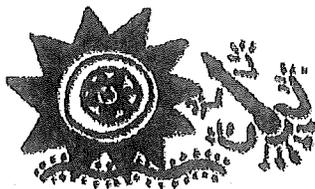
SWCA Environmental Consultants

2006 Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California. Prepared for Qwest Communications, Denver, Colorado. File #FR-02287. On file at the Southern San Joaquin Valley Archaeological Information Center, CSU Bakersfield.

Wren, Donald G.

1988 G Street Extension Archaeological Field Reconnaissance Report Summary. File #FR-01005. On file at the Southern San Joaquin Valley Archaeological Information Center, CSU Bakersfield.

**CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM**



**FRESNO
KERN
KINGS
MADERA
TULARE**

Southern San Joaquin Valley
Information Center
California State University, Bakersfield
Mail Stop 46 MEC
9001 Stockdale Highway
Bakersfield, California 93311-1022
(661) 664-2289 FAX (661) 664-2415
E-mail: ssjvic@csuub.edu

TO: Wendy M. Nettles, RPA
Pacific Gas and Electric Company
1455 E. Shaw Ave., Mail Bag 23
Fresno, CA 93710

(RS# 12-077)

DATE: March 27, 2012

RE: Former Fresno #1 MGP Remediation (PM 8010459)

County: Fresno

Map(s): Fresno South 7.5'

CULTURAL RESOURCES RECORDS SEARCH

The Southern San Joaquin Valley Information Center is under contract to the State Office of Historic Preservation and is responsible for the local management of the California Historical Resources Inventories. The following are the results of a search of the cultural resources site files at the IC. These files include known and recorded archaeological and historic sites, inventory and excavation reports filed with this office, and properties listed on the Historic Property Data File (8/15/11), the National Register of Historic Places, The California Register, the California Historical Landmarks, The California Inventory of Historic Resources, and The California Points of Historical Interest.

CULTURAL RESOURCE INVENTORIES CONDUCTED WITHIN THE PROJECT AREA AND A ONE-QUARTER MILE RADIUS

According to the information in our files, there have been two (2) cultural resource studies conducted within the project area, FR-01005 and FR-02002. There have been two (2) additional studies conducted within a one-quarter mile radius, FR-00135 and FR-02287. Studies and their associated report numbers are plotted on the project map.

RECORDED CULTURAL RESOURCES WITHIN THE PROJECT AREA AND A ONE-QUARTER MILE RADIUS

There are no recorded cultural resources within the project area or a one-quarter mile radius.

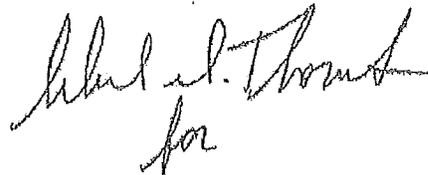
(RS# 12-077)

There are no cultural resources within the project area or radius that are listed in the National Register of Historic Places, the California Register, the California Inventory of Historic Resources, California Points of Historical Interest, or the California State Historic Landmarks.

COMMENTS

If you need any additional information for this project, please don't hesitate to contact our office at (661) 654-2289.

By:



Brian E. Hemphill, Ph.D.
Coordinator

Date: March 27, 2012

Fee: \$225.00/hr. (Priority Service)

Please note that invoices for Information Center services will be sent under separate cover from the California State University, Bakersfield Accounting Office.

STATE OF CALIFORNIA

Edward D. Brown, Jr. Governor

NATIVE AMERICAN HERITAGE COMMISSION

913 CAPITOL MALL, ROOM 384
SACRAMENTO, CA 95814
(916) 652-5251
Fax (916) 697-9300
Web Site www.nahc.ca.gov
do_nahc@pacbell.net



March 20, 2012

Ms. Wendy M. Nettles, Senior Cultural Resources Specialist
Pacific Gas & Electric Company
1455 East Shaw Avenue
Fresno, CA 93710

Sent by U.S. Mail
No. of Pages: 5

Re: **Sacred Lands File Search and Native American Contacts list for the "Remedial Action Plan: Excavation and Removal of Contaminated Soils Project at the Fresno #1 Former Manufactured Gas Plant," located in the City of Fresno, Fresno County, California."**

Dear Ms. Nettles:

The Native American Heritage Commission (NAHC) conducted a Sacred Lands File search of the 'area of potential effect,' (APE) based on the USGS coordinates provided and Native American cultural resources were not identified in the project area of potential effect (e.g. APE) you specified. Also, please note, the NAHC Sacred Lands Inventory is not exhaustive and does not preclude the discovery of cultural resources during any project groundbreaking activity.

California Public Resources Code §§5097.94 (a) and 5097.96 authorize the NAHC to establish a Sacred Land Inventory to record Native American sacred sites and burial sites. These records are exempt from the provisions of the California Public Records Act pursuant to California Government Code §6254 (r). The purpose of this code is to protect such sites from vandalism, theft and destruction.

In the 1985 Appellate Court decision (170 Cal App 3rd 804), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources, impacted by proposed projects including archaeological, places of religious significance to Native Americans and burial sites

The California Environmental Quality Act (CEQA – CA Public Resources Code §§ 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential

effect (APE), and if so, to mitigate that effect. CA Government Code §65040.12(e) defines "environmental justice" provisions and is applicable to the environmental review processes.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Local Native Americans may have knowledge of the religious and cultural significance of the historic properties of the proposed project for the area (e.g. APE). Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). We urge consultation with those tribes and interested Native Americans on the list the NAHC has attached in order to see if your proposed project might impact Native American cultural resources. Lead agencies should consider avoidance as defined in §15370 of the CEQA Guidelines when significant cultural resources as defined by the CEQA Guidelines §15064.6 (k)(c)(f) may be affected by a proposed project. If so, Section 15382 of the CEQA Guidelines defines a significant impact on the environment as "substantial," and Section 2163.2 which requires documentation, data recovery of cultural resources.

The 1992 *Secretary of the Interior's Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's Standards include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

Partnering with local tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C. 4321-43351) and Section 106 4(f), Section 110 (f)(k) of federal NHPA (16 U.S.C. 470 *et seq.*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CEQ), 42 U.S.C. 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interior's Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The NAHC remains concerned about the limitations and methods employed for NHPA Section 106 Consultation.

Also, California Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery', another important reason to have Native American Monitors on board with the project.

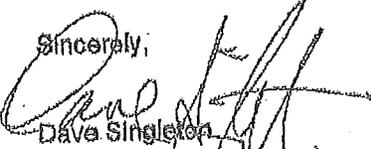
To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. An excellent way to reinforce the relationship between a project and local tribes is to employ Native American Monitors in all phases of proposed projects including the planning phases.

Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not

eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 853-8251.

Sincerely,



Dave Singleton

Attachment: Native American Contact List

Native American Contacts
Fresno County
March 20, 2012

Big Sandy Rancheria of Mono Indians
Liz Hutchins Klipp, Chairperson
P.O. Box 337 / 37302 Western Mono
Auberry, CA 93602
ok@bigsandyranheria.com
(559) 855-4003
(559) 855-4129 Fax

Table Mountain Rancheria
Bob Pennell, Cultural Resources Director
P.O. Box 410 Yokuts
Friant, CA 93628-0177
(559) 325-0351
(559) 217-0718 - cell
(559) 325-0304 FAX

Cold Springs Rancheria of Mono Indians
Robert Marquez, Chairperson
P.O. Box 209 Mono
Tollhouse, CA 93667
(559) 855-5043
559-855-4445 - FAX

Kings River Choinumni Farm Tribe
John Davis, Chairman
1064 Oxford Avenue Foothill Yokuts
Clovis, CA 93612-2211 Choinumni
(559) 307-6430

Sierra Nevada Native American Coalition
Lawrence Bill, Interim Chairperson
P.O. 125 Mono
Dunlap, CA 93621 Foothill Yokuts
Choinumni
(559) 338-2354

Dunlap Band of Mono Historical Preservation Soc
Mandy Marine, Board Chairperson
P.O. Box 18 Mono
Dunlap, CA 93621
mandy_marine@hotmail.
com
559-274-1705

Choinumni Tribe; Choinumni/Mono
Lorrie Pfanos
2736 Palo Alto Choinumni
Clovis, CA 93611 Mono

Chowchilla Tribe of Yokuts
Jerry Brown
10553 N. Rice Road North Valley Yokuts
Fresno, CA 93720
559-434-3160

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7060.5 of the Health and Safety Code, Section 6007.04 of the Public Resources Code and Section 6097.00 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed Excavation & Removal of Contaminated Soils Project, located at the former Fresno #1 Manufactured Gas Plant, situated in the City of Fresno, Fresno County, California for which a Sacred Lands File search and Native American Contacts list were requested.

**Native American Contacts
Fresno County
March 20, 2012**

The Cholnumni Tribe of Yokuts
Rosemary Smith, Chairperson
1505 Barstow Clovia, CA 96311
monoolovls@yahoo.com
Cholnumni
Foothill Yokut

Santa Rosa Tachi Rancheria
Lalo Franco, Cultural Coordinator
P.O. Box 8 Lemoore, CA 93245
(559) 924-1278 - Ext. 5
(559) 924-3583 - FAX
Tachi
Tache
Yokut

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.6 of the Health and Safety Code, Section 5007.04 of the Public Resources Code and Section 5097.06 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed Excavation & Removal of Contaminated Soils Project located at the former Fresno #1 Manufactured Gas Plant, situated in the City of Fresno, Fresno County, California for which a Sacred Lands PIR search and Native American Contacts list were requested.

ATTACHMENT E

SITE FREEWAY ACCESS ROUTES

Attachment 6

Addendum to Negative Declaration

CITY OF FRESNO
ADDENDUM TO A NEGATIVE DECLARATION PREPARED FOR
STATE CLEARINGHOUSE NO. 2013101028

(As filed with the Fresno County Clerk on October 8, 2013)

*Addendum prepared in accordance with Section 15164 of the California
Environmental Quality Act (CEQA) Guidelines*

The full Initial Studies and the Master Environmental Impact Report SCH No. 2012111015 are on file in the Development and Resource Management Department, Fresno City Hall, 3rd Floor, 2600 Fresno Street, Fresno, California 93721 (559) 621-8277

PROJECT TITLE:

PG&E FORMER FRESNO-1
MANUFACTURED GAS PLANT
(MGP), REMEDIAL ACTION
PLAN

This addendum was not circulated for public review pursuant to Section 15164(c) of the CEQA Guidelines.

APPLICANT:
Jordan Stewart
Anderson Burton Construction Inc.
121 Nevada Street
Arroyo Grande, CA 93420

PROJECT LOCATION:
Northwest corner of North Throne and West Voorman Avenues, in the City and County of Fresno, California

APN: 458-040-47U
Site Latitude: 36°44'40.5" N & Site Longitude: 119°48'51.3" W
Mount Diablo Base & Meridian, Township 14S, Range 20E, Section 5

PROJECT DESCRIPTION: Development Permit Application No. P18-03597 and Variance Application No. P18-03877 were filed by Jordan Stewart of Anderson Burton Construction Inc., on behalf of PG&E. The project requests authorization to establish an outdoor storage yard for maintenance equipment and materials related to PG&E activities, and to construct an eight foot tall wall to match the existing wall to the north of the subject property.

The Fresno General Plan planned land use designation of the subject property is Heavy Industrial. The proposed use of outdoor storage is consistent with the planned land use designation.

The previous Environmental Assessment analyzed the effects of soil remediation activities on the subject site. The initial study did not analyze the subsequent use of the property for storage purposes. A Negative Declaration was adopted for the abutting property to the north, which proposed both outdoor storage and physical improvements, and it was determined that no mitigation measures were required for the project, however it also did not analyze the subject site. The proposed storage yard does not propose the construction of a building and all storage areas are to be paved to prevent future disruption and potential contamination of the remediated soil.

Therefore, the proposed project will not have a significant impact. It may be determined that: (1) The project does not significantly exceed the scope of Environmental Assessment SCH No. 2013101028; (2)

No substantial changes are proposed in the project which require major revisions to the previous environmental finding due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (3) No substantial changes will occur with respect to the circumstances under which the project is undertaken; and, (4) No new information, which was not known and could not have been known, at the time the environmental finding for Environmental Assessment SCH No. 2013101028 was adopted, has become available.

Therefore, the City of Fresno has determined that an addendum to Environmental Assessment SCH No. 2013101028 is appropriate given that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent finding of conformity have occurred; and, new information added is only for the purposes of providing minor changes or additions, in accordance with Section 15164 of the CEQA Guidelines.

CEQA Section 15162 provides that when a negative declaration has been adopted for a project, no subsequent negative declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

FINDINGS PURSUANT TO SECTION 15162 OF THE CEQA GUIDELINES.

(1) *Substantial changes are proposed in the project which would require major revisions of the previous finding of conformity due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

<i>Finding (1):</i>	The proposed outdoor storage yard does not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
---------------------	--

(2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,*

<i>Finding (2):</i>	Substantial changes have not occurred with respect to the circumstances under which the project is undertaken.
---------------------	--

(3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous Negative Declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; and, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration, would substantially reduce one or more significant effects on the environment.*

<i>Finding</i> (3):	No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental determination was adopted, has become available. The proposed project changes will not result in new significant environmental effects, or increase the severity of previously identified significant effects.
ADDENDUM PREPARED BY: Chris Lang, Planner III	SUBMITTED BY: Ralph Kachadourian, Supervising Planner CITY OF FRESNO DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
DATE:	

**PG&E Gas and Electric
Advice Submittal List
General Order 96-B, Section IV**

AT&T
Albion Power Company

Alta Power Group, LLC
Anderson & Poole

Atlas ReFuel
BART

Barkovich & Yap, Inc.
Braun Blasing Smith Wynne, P.C.
California Cotton Ginners & Growers Assn
California Energy Commission

California Hub for Energy Efficiency
Financing

California Alternative Energy and
Advanced Transportation Financing
Authority
California Public Utilities Commission
Calpine

Cameron-Daniel, P.C.
Casner, Steve
Center for Biological Diversity

Chevron Pipeline and Power
City of Palo Alto

City of San Jose
Clean Power Research
Coast Economic Consulting
Commercial Energy
Crossborder Energy
Crown Road Energy, LLC
Davis Wright Tremaine LLP
Day Carter Murphy

Dept of General Services
Don Pickett & Associates, Inc.
Douglass & Liddell

East Bay Community Energy Ellison
Schneider & Harris LLP
Engineers and Scientists of California

GenOn Energy, Inc.
Goodin, MacBride, Squeri, Schlotz &
Ritchie
Green Power Institute
Hanna & Morton
ICF
International Power Technology

Intertie

Intestate Gas Services, Inc.
Kelly Group
Ken Bohn Consulting
Keyes & Fox LLP
Leviton Manufacturing Co., Inc.

Los Angeles County Integrated
Waste Management Task Force
MRW & Associates
Manatt Phelps Phillips
Marin Energy Authority
McClintock IP
McKenzie & Associates

Modesto Irrigation District
NLine Energy, Inc.
NRG Solar

OnGrid Solar
Pacific Gas and Electric Company
Peninsula Clean Energy

Pioneer Community Energy

Public Advocates Office

Redwood Coast Energy Authority
Regulatory & Cogeneration Service, Inc.
SCD Energy Solutions
San Diego Gas & Electric Company

SPURR
San Francisco Water Power and Sewer
Sempra Utilities

Sierra Telephone Company, Inc.
Southern California Edison Company
Southern California Gas Company
Spark Energy
Sun Light & Power
Sunshine Design
Tecogen, Inc.
TerraVerde Renewable Partners
Tiger Natural Gas, Inc.

TransCanada
Utility Cost Management
Utility Power Solutions
Uplight
Water and Energy Consulting Wellhead
Electric Company
Western Manufactured Housing
Communities Association (WMA)
Yep Energy