

A.1 - Notice of Preparation and Initial Study



**NOTICE OF PREPARATION
OF AN ENVIRONMENTAL IMPACT REPORT
FOR
THE CITY OF FRESNO GENERAL PLAN AND
DEVELOPMENT CODE UPDATE**

Date: November 6, 2012

To: Office of Planning and Research, Responsible and Trustee Agencies, Other Public Agencies and Other Interested Parties

From: Keith Bergthold, Assistant Director

Subject: Notice of Preparation of an Environmental Impact Report for the City of Fresno General Plan and Development Code Update

In compliance with Section 15082(a) of the California Environmental Quality Act (CEQA) Guidelines, the City of Fresno, as the Lead Agency, has prepared this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the project generally described below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approvals for the project.

The City has determined that a Master EIR in accordance with Article 11.5 of the State CEQA Guidelines will be prepared. This NOP provides information describing the project and the potential environmental effects to enable the Office of Planning and Research and the Responsible and Trustee agencies to make a meaningful response to the City of Fresno regarding the scope and content of the environmental issues that will be evaluated in the Master EIR. The City of Fresno is also inviting comments from the public regarding the scope and content of the environmental issues to be evaluated in the Master EIR.

A complete project description, location, and probable environmental effects are contained in the attached Initial Study. The Initial Study is also available for review at the following website:

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

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but **not later than 30 days** after receipt of this notice. Please send your response to **Keith Bergthold** at the address provided below. Please provide the name of a contact person at your agency along with your response.

Project Title: City of Fresno General Plan Update and Development Code Update

Project Description: The City of Fresno is proposing to update its General Plan and Development Code for its Planning Area that encompasses approximately 106,000 acres and includes all areas within the City's current City limits, the current Sphere of Influence, the City's Wastewater Treatment Plant site, and an area north of the City's most northeasterly portion of the City. The General Plan Update includes a comprehensive update of the City-approved 2025 General Plan and includes

amendments to and repeal of certain community plans and specific plans. The Development Code Update includes a comprehensive revision of the City's Zoning Code and Subdivision regulations contained in Section 12 of the Fresno Municipal Code. In addition, the project will include a repeal of the current Planning Guidelines and adoption of proposed Planning Guidelines that provides direction for the preparation, amendment, and repeal of plans. For a complete description of the proposed project, please review the Notice of Preparation and a copy of the Initial Study at the website referenced above.

Project Applicant: City of Fresno

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Reference: California Administrative Code, Title 14, Sections 15082(a), 15103, 15375.

Initial Study
City of Fresno General Plan and
Development Code Update
City of Fresno, California

Prepared for:



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ACRONYMS AND ABBREVIATIONS

CBD	Central Business District
CEQA	California Environmental Quality Act
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
GPCC	General Plan Citizen’s Advisory Committee
HCP	Habitat Conservation Plan
IS	Initial Study
LAFCO	Local Agency Formation Commission
Master EIR	Master Environmental Impact Report
MBA	Michael Brandman Associates
NCCP	Natural Communities Conservation Plan
SEGA	Southeast Growth Area
SFR	Single-family residential
SOI	Sphere-of-Influence
SR	State Route

SECTION 1: INTRODUCTION

1.1 - Purpose

This Initial Study (IS) was prepared for the City of Fresno (City), and evaluates the potential environmental impacts associated with the implementation of the City of Fresno General Plan and Development Code Update (proposed project). This IS has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code, Section 21000 et seq.), the Guidelines for Implementation of the California Environmental Quality Act published by the Resources Agency of the State of California (California Administrative Regulations Section 15000 et seq.), and the City of Fresno CEQA Procedures. The purpose of this IS is to conduct a preliminary environmental review of the proposed project to determine the environmental issues that will require further evaluation and the environmental issues that will not require further evaluation based on documentation for determining that effects would not be significant.

The City of Fresno intends to prepare a Master Environmental Impact Report (Master EIR) in accordance with Section 15175 and 15176.

Pursuant to Section 15367 of the State CEQA Guidelines, the City of Fresno is the lead agency in the preparation of this IS. Therefore, the City has primary responsibility for approval or denial of the proposed project.

The remainder of this section provides a description of the proposed location and the characteristics of the proposed project. Section 2, Environmental Checklist, gives an overview of the potential environmental impacts that would or would not result from project implementation. Section 3, Discussion of Environmental Evaluation, elaborates on the information contained in the environmental checklist.

1.2 - Project Background

A general plan is a state-required legal document that each planning agency within California is required to prepare and its legislative body is required to adopt (California Government Code Section 65300). It is a comprehensive, long-term general plan for the physical development of the jurisdiction.

The City of Fresno's current 2025 City of Fresno General Plan, which is a set of policies and programs that form a blueprint for the physical development of the City, was adopted in the 2002. Since 2002, laws have changed, technology has advanced, and markets have evolved. Many of the objectives of the current 2025 City of Fresno General Plan have been met, and new opportunities and challenges have arisen. The current 2025 City of Fresno General Plan needs to be reexamined to ensure that it reflects the City's goals and priorities for future growth of the City. Substantial new

population growth is expected over the next several decades. To manage the City's future growth, attract high quality businesses and jobs, protect natural resources, conserve energy and water, promote high quality design of buildings and public spaces, provide land for new parks and schools, and maintain public safety and municipal services, the current 2025 City of Fresno General Plan needs to be updated.

In 2010, the City of Fresno began the planning process for the update of the City of Fresno 2025 General Plan. It consisted of an initial phase of information gathering through an existing conditions report called "Map Atlas" and service provider correspondence, followed by an in-depth exploration of targeted issues and potential policy initiatives via a series of working papers reviewed with the General Plan Citizen's Advisory Committee (GPCC) and at public workshops. These findings, along with the GPCC's visioning process that set goals for the update of the City of Fresno 2025 General Plan, culminated in the alternatives phase.

The alternatives process explored four fundamentally different approaches to accommodating projected population and job growth while meeting the proposed vision for the City of Fresno. The Alternatives Report, issued in March 2012, reviewed four options, which differed by the type, density, mix, and location of future growth. A fifth alternative was included, and all five alternatives were reviewed at public hearings by the Planning Commission, and City Council. The City Council modified one of the five alternatives and identified the modified alternative as the Preferred Draft General Plan Alternative among the alternatives that were explored. The Preferred Draft General Plan Alternative will be evaluated in detail as a component of the proposed project in the Master EIR.

In addition to the City of Fresno General Plan Update, the City of Fresno is proposing a Development Code Update. In essence, the process will result in Chapter 12 of the Fresno Municipal Code being devoted to planning processes, while all items currently in Chapter 12 will be updated and moved to a newly created Chapter 15 or otherwise re-distributed throughout the remainder of the Fresno Municipal Code. Portions of the City of Fresno Municipal Code will need to be amended or repealed in order to effectuate this process.

The Development Code Update will apply to all areas outside the Downtown Planning Area, as well as the Downtown Planning Area if updates have not been otherwise made at the time of approval. The current Zoning Ordinance of the City of Fresno has been adapted over the years from the adoption of the original Zoning Ordinance of the City of Fresno in 1962. The proposed Development Code Update will be easier to understand and use compared to the current Zoning Ordinance. The proposed Development Code Update incorporates contemporary planning and business practices, procedures, sets objective criteria for new development and streamlines the entitlement process while also providing incentives for development by offering flexible property development standards. In addition, the updates facilitate revitalization, infill, transit-oriented development, and more sustainable development practices.

The project also includes retaining the current Zoning Ordinance of the City of Fresno, with amendments including those to synchronize it with the updated designations for planned land uses, for the Downtown Planning Area (approximately 7,237 acres) in the inset as depicted on Exhibit 4 (Downtown). The City of Fresno General Plan Update anticipates this area may be further refined in community or specific plans such as the proposed Downtown Neighborhoods Community Plan (DNCP) and Fulton Corridor Specific Plan (FCSP) which may be adopted by the City along with any appropriate development code update specific to the Downtown. If Downtown Plans and a development code update specific to the Downtown are adopted prior to the approval of the City of Fresno General Plan and Development Code Update, then the current Zoning Ordinance of the City of Fresno for the Downtown Planning Area will not be proposed for approval as to the Downtown.

1.3 - Project Location

The City of Fresno is located in Fresno County, which is in Central San Joaquin Valley. The City is located approximately 200 miles north of the Los Angeles and 170 miles south of Sacramento. The City is located on State Route (SR) 99 corridor that links it to other Central Valley cities. Exhibit 1 shows the City of Fresno in its regional context. To the north of Fresno is Madera County. The City of Clovis is located northwest of the City. East, south, and west of the City is unincorporated land. Exhibit 2 illustrates the local vicinity.

The Planning Area is the geographic area for which the General Plan establishes policies about future growth. The boundary of the Planning Area was determined in response to State law (California Government Code Section 65300) requiring each city to include in its General Plan all territory within the boundaries of the incorporated area as well as “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning”. The Planning Area established by the City of Fresno includes all areas within the City’s current City limits, the areas within the current Sphere of Influence (SOI), the City’s Wastewater Treatment Plant, and an area north of the City’s most northeasterly portion of the City. The SOI is a boundary that encompasses lands that are expected to ultimately be annexed into the City, although until annexed the lands fall under the jurisdiction of the County of Fresno.

The Planning Area encompasses approximately 106,000 acres, or approximately 166 square miles of both incorporated (approximately 73,000 acres) and unincorporated (approximately 33,000 acres) land bearing relation to the City’s future growth. More specifically, the Planning Area extends from the San Joaquin River to the north, American Avenue to the south, Garfield Avenue to the west, and McCall Avenue to the east. The Planning Area includes various unincorporated islands surrounded by Fresno’s city limits (Exhibit 3).

1.4 - Project Description

The proposed project is comprised of two components: the General Plan Update and the Development Code Update. The implementation of these two components will result in an increase in development within the Planning Area. Following is a description of the proposed General Plan Update and Development Code Update followed by a discussion of the proposed project that will be evaluated in this Master EIR.

1.4.1 - The City of Fresno General Plan Update

The City of Fresno is comprehensively updating its General Plan that was last updated in 2002. The General Plan is a set of policies and programs that form a blueprint for the physical development of the City. The City of Fresno General Plan Update includes the following elements.

General Plan Elements

Economic Development and Fiscal Sustainability Element - This element relates the long-term economic development and job potential to the fiscal health and sustainability over the long-term.

Urban Form, Land Use, and Design Element - This element provides policy direction on urban form and provides a basis for land use decision-making. It also establishes a land use classification system, intensity and height standards, and citywide and area-specific land use policies.

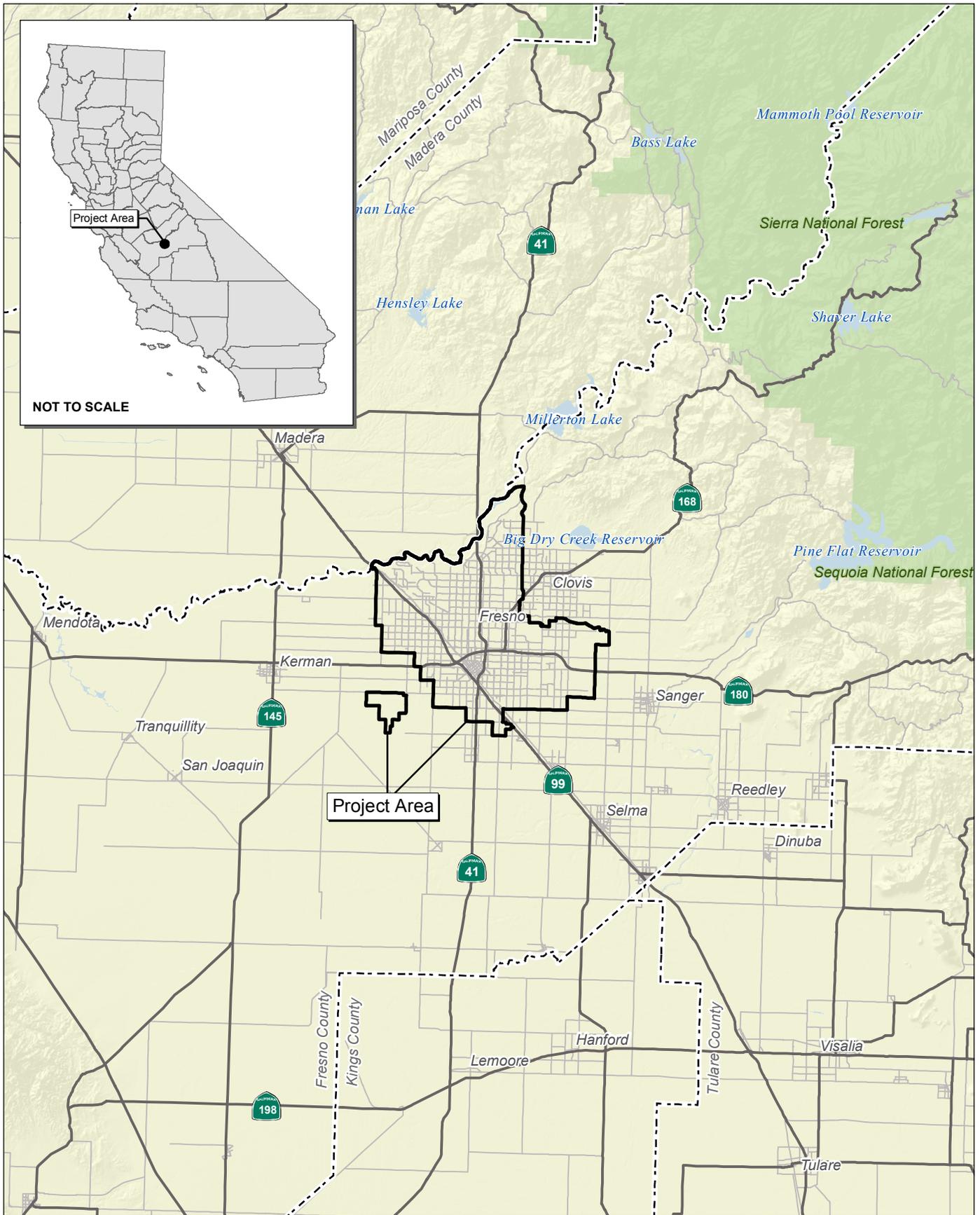
Mobility and Transportation Element - This element addresses the multi-modal transportation needs throughout the Planning Area including all users of streets and highways, transit, sidewalks and trails, and bicycle transportation modes.

Parks, Open Space, and Schools Element - This element provides guidance for green spaces and community facilities in the Planning Area such as parks, recreation, open space, biological resources, and schools.

Public Utilities and Services Element - This element addresses public facilities and services including police, fire protection, potable water, sewage collection and treatment, solid waste, and storm drainage/flood control.

Resource Conservation and Resilience Element - This element establishes policies for the conservation of natural resources, land resources including air quality and greenhouse gas emissions, water resources including groundwater and waterways, energy resources and farmland, urban agriculture, food system resources, and mineral resources.

Historic and Cultural Resources Element - This element establishes policies to address historic and cultural resources within the Planning Area.

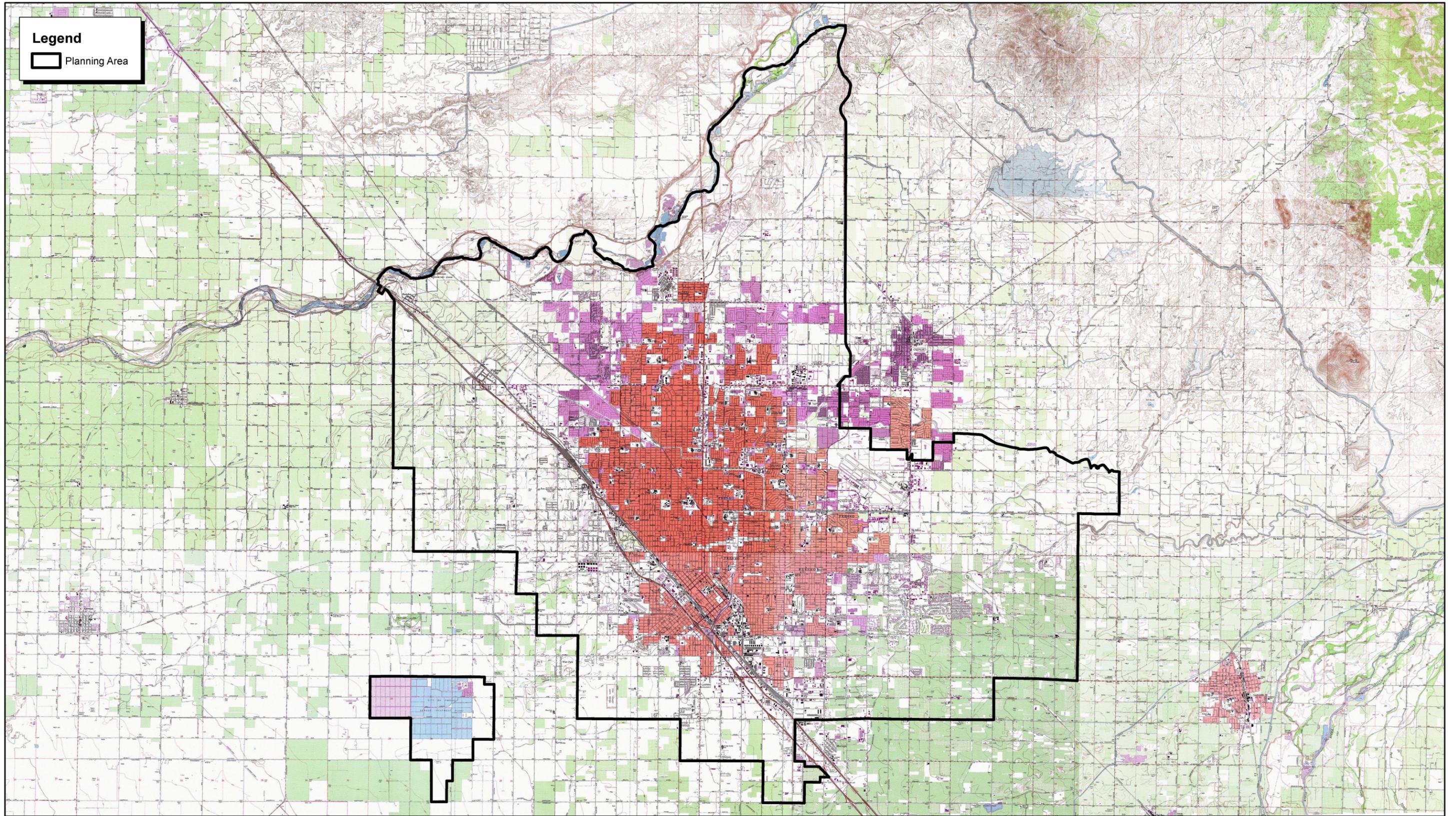


Source: Census 2000 Data, The CaSIL, MBA GIS 2012.



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Exhibit 1 Regional Location Map



Source: TOPO! USGS Lanes Bridge (1973), Friant (1964), Herndon (1978), Fresno North (1978), Clovis (1978), Kearney Park, Fresno South (1978), Malaga (1978) 7.5' DRG.

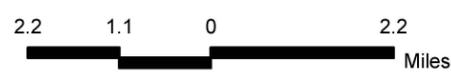
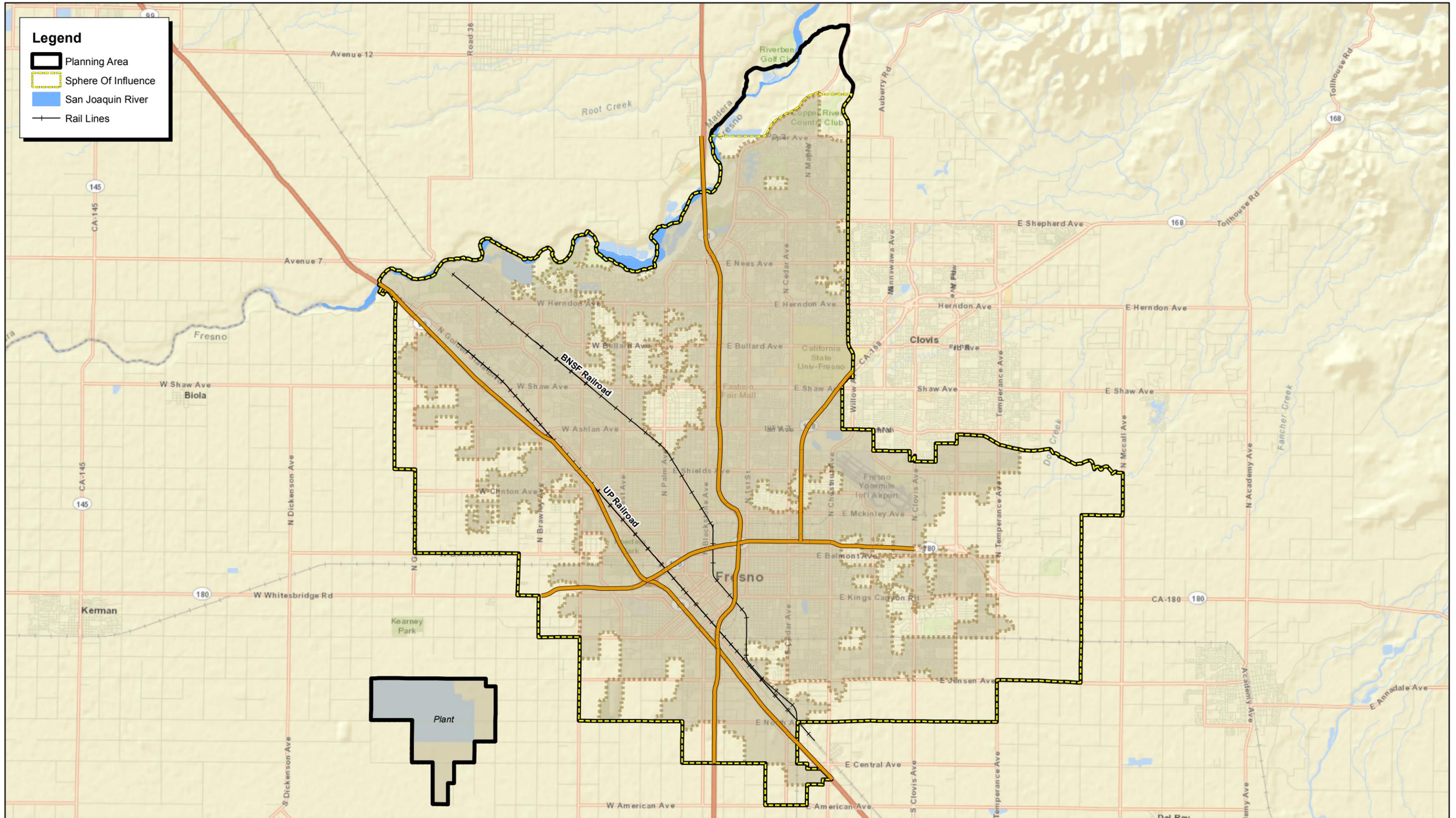
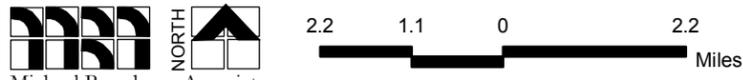


Exhibit 2
Local Vicinity Map
Topographic Base



Source: Boundary and circulation information, City of Fresno Development And Resource Management Department, 2010; World Street Map, developed by Esri using DeLorme basemap layers, Automotive Navigation Data, USGS, UNEP-WCMC, Tele Atlas Dynamap, 2009



Noise and Safety Element - This element identifies the natural and man-made public health and safety hazards that exist within the Planning Area, and establishes preventative and responsive objectives and policies and programs to mitigate their potential impacts.

Healthy Communities Element - This element discusses the relationships between the built, natural, and social environments and community health and wellness outcomes, such as death, chronic disease, and effects of drug abuse and crime.

Implementation Element - This element describes the implementation process in general terms and the major actions to be undertaken by the City; the implementing policies in each element of the City of Fresno General Plan Update provide details that will guide program development.

Housing Element - The Housing Element was recently adopted by the City and is required to be updated every five years. The proposed City of Fresno General Plan Update does not include a comprehensive update to the Housing Element; however, the City acknowledges that technical amendments will be required and will be incorporated into the Housing Element to ensure consistency of the Housing Element with the City of Fresno General Plan Update.

Community Plans and Specific Plans

The City of Fresno proposes amendments to and repeal of the community plans and specific plans outlined in Section 1.5 of this Initial Study.

Greenhouse Gas Reduction Plan

The City of Fresno is preparing a Greenhouse Gas Reduction Plan to inventory existing and projected greenhouse gases and establish targets to demonstrate consistency with Assembly Bill 32 (California Global Warming Solutions Act of 2006). Strategies will be proposed for existing development and future development in accordance with the City of Fresno General Plan and Development Code Update to meet greenhouse gas reduction targets established by Assembly Bill 32.

Proposed Land Use Diagram

The City of Fresno is proposing to update the current City of Fresno 2025 Land Use and Circulation Map with the proposed Land Use Diagram to accommodate future growth. In the past, growth has been mostly of a suburban style development that relies heavily on the automobile as the single means of mobility. This has created a condition of sprawl, sometimes leaving neglected neighborhoods and districts, and vacant or underutilized land. To address this issue, the proposed Land Use Plan maintains the same sphere-of-influence (SOI) as established in the current General Plan. The proposed land use pattern and policies will encourage infill development and revitalization of the Downtown Planning Area, older neighborhoods, and along established major street corridors as well as development of compact and complete communities in Growth Areas located on the outer areas of the Planning Area.

Following is a discussion of the land use categories throughout the Planning Area. Exhibit 4 illustrates the location of the land use categories. Below, these land use categories are divided into (1) the Planning Area excluding The Downtown Planning Area and (2) the Planning Area exclusive to the Downtown Planning Area.

Planning Area Excluding The Downtown Planning Area

Residential

Residential land use provide for a wide range of neighborhoods and housing types, anywhere from larger lot single-family residential (SFR) development to neighborhoods with a mix of houses and townhouse/duplexes, to high density apartment communities.

Single-family residential development is typically arranged as stand-alone detached units, or attached as duplexes or triplexes. They may range in density from 1 to 12 units per acre. Garages may be accessed from the front or from alleys.

Townhomes or row homes are typically clustered in groups of four to six units. They range from two to three stories in height and from seven to 16 units per acre. Where possible, garage access should be from the rear of the site.

Multi-family residential buildings may be multiple stories while garage spaces should be integrated into the ground level of the development or below grade, in individually secured garages.

Residential land uses also allow for neighborhood-serving community facilities such as parks, churches, schools, family day care, libraries, community gardens, and farmers markets. Residential uses are designated by density.

Low Density

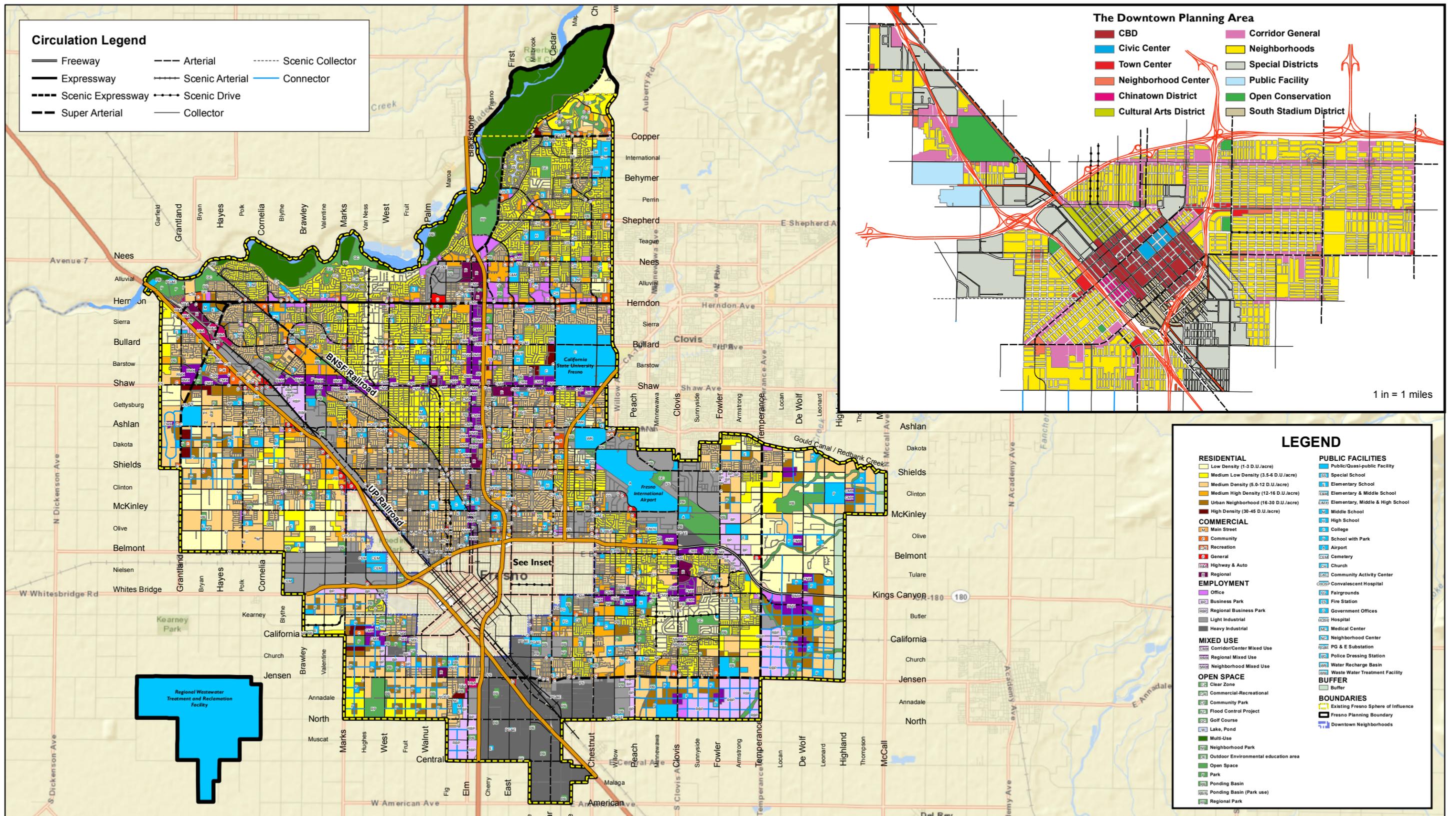
This designation is intended to provide for large lot residential development. Low Density residential allows one to 3.5 housing units per acre. The resulting land use pattern is large lot residential in nature, such as rural residential, ranchettes, or estate homes, with densities up to 3.5 units per acre.

Medium Low Density

The Medium Low Density designation is intended to provide for single-family detached housing with densities of 3.5 to 6 units per acre.

Medium Density

Medium Density residential covers developments of 5 to 12 units per acre and is intended for areas with predominantly single-family residential development, but can also accommodate a mix of housing types, from small-lot starter homes, zero-lot-line developments, and duplexes, to townhouses. Much of the city's existing neighborhoods fall within this designation.



Source: Boundary and circulation information, City of Fresno Development And Resource Management Department, 2010; World Street Map, developed by Esri using DeLorme basemap layers, Automotive Navigation Data, USGS, UNEP-WCMC, Tele Atlas Dynamap, 2009



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Exhibit 4 Planned Land Use

Medium High

Medium High Density residential is intended for neighborhoods with a mix of single-family residences, townhomes, garden apartments, and multi-family units intended to support a fine-grain, pedestrian scale. This land use accommodates densities from 12 to 16 units per acre overall—individual parcels may have densities outside of that range so long as a master planned neighborhood has a density that conforms.

Urban Neighborhood

Urban Neighborhood residential covers densities from 16 to 30 units per acre, which will require multi-family dwellings but still allows for a mix of housing types including single-family houses. This land use is intended to provide for a compact community that includes community facilities, walkable access to parkland and commercial services, and supports efficient, frequent transit service. Urban Neighborhood is designated for targeted areas with complementary land uses adjacent.

High Density

High Density residential is intended to accommodate attached homes, two- to four-plexes, and apartment buildings, supported by walkable access to frequent transit, retail and services, and community facilities such as parks and schools. High Density allows for 30 to 45 units per acre.

Commercial

Commercial land use designations allow a wide range of retail and service establishments intended to serve local and regional needs. Some designations allow residential mixed use, but must include a commercial component.

Main Street

Main Street commercial encourages a traditional “Main Street” character with active storefronts, outdoor seating, and pedestrian-oriented design. This designation promotes primarily one to two story retail uses, with moderate office and minimal multi-family as supportive uses. It also preserves small-scale, fine-grain character in neighborhoods where single-family residential and townhomes are predominant. The maximum Floor Area Ratio (FAR) is 1.0. A FAR is the ratio of a building's total floor area to the size of a site. An example is a 3-acre site with a 1.0 FAR could have up to approximately 130,000 square feet of floor area within a building.

Community

Community commercial is intended for pedestrian-oriented commercial development that primarily serves local needs such as convenience shopping and offices. Many of the city’s current commercial districts fall into this designation. Specific uses allowed include medium-scale retail, office, civic and entertainment uses, supermarkets, drug stores and supporting uses. The maximum FAR is 1.0.

Recreation

The commercial recreation designation is intended for areas of private commercial recreation uses such as bowling alleys, family entertainment centers, and golf driving ranges. The maximum FAR is 0.5.

General

This designation is intended for a range of retail and service uses that are not appropriate in other areas because of higher volumes of vehicle traffic and potential adverse impacts on other uses. Development such as strip malls would fall into this designation. Examples of allowable uses include: building materials, storage facilities with active storefronts, equipment rental, wholesale businesses, and specialized retail not normally found in shopping centers. The maximum FAR is 2.0.

Highway & Auto

The Highway & Auto land use designation is intended for limited areas near the freeway to accommodate uses that depend on or are supported by freeway access but do not generate a large volume of traffic. Hotels, restaurants, and auto malls are typical land uses. The maximum FAR is 0.75.

Regional

This land use designation is intended to meet local and regional retail demand, such as large-scale retail, office, civic and entertainment uses, shopping malls, with large format or “big-box” retail, are allowed, as are supporting uses such as gas stations, and hotels. Buildings are typically larger-footprint and urban-scaled. Development and design standards will create a pedestrian orientation within centers and along major corridors, with parking generally on the side or rear of major buildings, but automobile-oriented uses also will be accommodated on identified streets and frontages. The maximum FAR is 1.0.

Employment

Office

The Office land use designation is intended for administrative, financial, business, professional, medical, and public offices. This designation is mainly intended to apply to existing office uses on smaller lots, generally located on arterial roadways. This designation is also considered compatible with existing residential neighborhoods given the smaller level of noise and traffic generation than commercial uses. Retail uses would be limited to business services and food service and convenience goods for those who work in the area. The maximum FAR is 2.0.

Business Park

The Business Park designation provides for office/business parks in campus-like setting that is well suited for large offices or multi-tenant buildings. This designation is intended to accommodate and allow for the expansion of small businesses with limited outdoor storage proximate to residential

uses, thus adequate landscaping is imperative. Typical land uses include research and development, laboratories, administrative and general offices, medical offices and clinics, professional offices, prototype manufacturing, testing, repairing, packaging, and printing. No freestanding retail is permitted, except for small uses serving businesses and employees. The maximum FAR is 1.0.

Regional Business Park

The Regional Business Park land use designation is intended for large or campus-like office and technology development that includes office, research and development, manufacturing, and other large-scale, professional uses, with limited and properly screened outdoor storage. Permitted uses include incubator-research facilities prototype manufacturing, testing, repairing, packaging, and printing as well as offices and research facilities. Small-scale retail and service uses serving local employees and visitors are permitted as secondary uses. The maximum FAR is 1.0.

Light Industrial

The Light Industrial designation accommodates a diverse range of light industrial uses, including limited manufacturing and processing, research and development, fabrication, utility equipment and service yards, wholesaling, warehousing, and distribution activities. Small-scale retail and ancillary office uses are also permitted. Light Industrial areas may serve as buffers between Heavy Industrial and other land uses and otherwise are generally located in areas with good transportation access, such as along railroads and freeways. The maximum FAR is 1.5.

Heavy Industrial

The Heavy Industrial designation accommodates the broadest range of industrial uses including 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. The maximum FAR is 1.5.

Mixed Use

Mixed-use land use designations are based on commercial uses and require a residential component.

Corridor/Center Mixed Use

The Corridor/Center Mixed Use designation is higher intensity than Neighborhood Mixed Use, and is intended to allow for either horizontal or vertical mixed-use development in multiple story buildings along key circulation corridors in the city where height and density can be easily accommodated. Ground-floor retail and upper-floor residential or offices are the primary uses, with personal and business services and public and institutional space as supportive uses. Development will facilitate the transformation of existing transportation corridors into vibrant, highly walkable areas with broad, pedestrian-friendly sidewalks, trees, landscaping, and local-serving uses with new buildings that step down in relationship to the scale and character of adjacent neighborhoods. This designation will largely apply along arterial streets, at targeted locations between regional activity centers. Residential

densities range between 16 and 30 units per acre with a maximum 40 percent residential uses and the maximum FAR is 1.5.

Regional Mixed Use

This land use designation is intended to accommodate mixed use development in urban-scale buildings and retail establishments that serve residents and businesses of the region at large. Medium-scale retail, housing, office, civic and entertainment uses, and shopping malls, with large format or “big-box” retail, are allowed, as are supporting uses such as gas stations and hotels and residential in mixed use or single use buildings. Design standards will support a pedestrian orientation within centers and along major corridors, with parking on the side or rear in general, but automobile-oriented uses also will be accommodated on identified streets and frontages. Residential densities range between 30 and 45 units per acre with a maximum 30 percent residential uses and the maximum FAR is 2.0.

Neighborhood Mixed Use

The Neighborhood Mixed Use designation is similar to the Main Street and Community commercial land use designations, however it allows up to 50 percent residential uses, whereas the commercial districts do not allow residential uses. This designation provides for mixed use districts of local-serving, pedestrian-oriented commercial development, such as convenience shopping and professional offices in two- to three-story buildings. Development is expected to include ground-floor neighborhood retail uses and upper-level housing or offices, with a mix of small lot single family houses, townhomes, and multi-family dwelling units on side streets, in a horizontal or vertical mixed-use orientation. The built form will have a scale and character that is consistent with pedestrian-orientation, to attract and promote a walk-in clientele, with small lots and frequent roadway and pedestrian connections permitting convenient access from residences to commercial space. Automobile-oriented uses are not permitted. Residential densities range between 12 and 16 units per acre and the maximum FAR is 1.5.

Open Space

These designations apply to open space areas that are not parks or trails, such as riparian corridors, the clear zone around Fresno-Yosemite International Airport, and the San Joaquin River bottom, which is primarily designated as open space even though it includes a limited number of existing homes.

Public Facilities

These designations apply to lands owned by public entities, including City Hall and other City buildings, county buildings, schools, the municipal airport and hospitals. They also include public facilities such as fire and police stations, City-operated recycling centers and sewage treatment. In addition, these designations apply to public facilities, including neighborhood, community and regional parks, recreational centers, and golf courses. It also applies to multi-purpose trails that serve

both regional and neighborhood level needs, some of which are paved while others, in particular those found along the San Joaquin River Bluff Environs, may be unpaved.

Buffer

This designation is intended to separate urban uses from commercial agricultural uses in order to preserve long-term viable agricultural areas and intensive farming operations adjoining but outside the Planning Area, which is coterminous with the SOI established by the Local Agency Formation Commission (LAFCO). The buffer will serve to prevent urban residential and related uses from developing near agricultural operations, and thereby infringing on full operation of farmland of importance. A variety of uses are compatible with the purpose of the buffer that will be defined in detail in the Development Code Update. General categories include environmental, habitat, water conveyance, retention and recharge, preservation and preparation of gravel resources for beneficial uses related to permanent water resource facilities, limited agriculture and necessary supportive uses, such as agricultural processing, sans animal processing or uses that have the potential to create obnoxious noise, odor, etc., and residential uses with 20 acres of land required per residence. The one-quarter mile wide Buffer designated along the eastern Planning Area boundary (in the Southeast Growth Area [SEGA]) may be modified and reduced to a narrower band of appropriate Buffer uses if designed as part of a sub-area master plan, and if the narrower Buffer design clearly achieves the goal of the Buffer classification to separate urban uses from commercial agricultural uses in order to preserve long-term viable agricultural areas and intensive farming operations adjoining but outside the Planning Area.

Planning Area Exclusive to the Downtown Planning Area (Downtown).

These land use classifications are specific to just the Downtown portion of the Planning Area as depicted in the inset to Exhibit 4. It is anticipated the land use classifications may be further refined in community or specific plans such as the proposed Downtown Neighborhoods Community Plan and Fulton Corridor Specific Plan, which may be adopted by the City.

CBD

The Central Business District (CBD) is the cultural, civic, shopping, and transit center of Fresno and the region. This designation is applied to areas of the Downtown Core bounded by Stanislaus Street, the Union Pacific tracks, Inyo Street, and the alley between Van Ness Avenue and L Street. New buildings will be at least two stories, up to 15 stories in height, and located at or near the sidewalk. Buildings will be occupied with ground floor commercial, retail, and office activity to support active streetscapes and walking. Upper floors and the floor area behind shop fronts will accommodate a wide variety of office, civic, lodging, housing, or additional commercial uses.

Civic Center

The Civic Center is intended for civic and office uses, including numerous public buildings containing City, County, State, and Federal uses. This designation is applied to properties currently fronting Mariposa Street and the south side of Fresno Street and the north side of Tulare Street

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between Van Ness and Q Avenues. New buildings will be block-scale, up to 10 stories in height and set back from the sidewalk along a continuous build-to line to maintain a formal alignment and arrangement of building frontages. Upper stories will be expressed in volumes that enhance and support the civic presence of buildings along these streets. A full range of civic and office uses, including ground floor retail, are envisioned to support active streetscapes and walking. Upper floors will have office and civic uses.

Town Center

The Town Center designation is applied to nodes at major intersections along corridors and is intended for medium-scale retail, housing, office, civic, and entertainment uses that serve several neighborhoods. New buildings will be block-scale, up to five stories in height and located at or near the sidewalk to generate focused and active, commercial activity along corridors. Most upper stories will be expressed in single volumes along the corridor and in multiple volumes with significant setbacks when adjacent to neighborhoods. Ground floor uses will include commercial, retail, and office uses to support active streetscapes and walking. Upper floors and the floor area behind shop fronts will have office, civic, residential or additional commercial uses.

Neighborhood Center

The Neighborhood Center designation is applied to nodes at secondary intersections along corridors and is comprised of primarily small-scale neighborhood uses such as retail, office, civic, and entertainment, including housing. New buildings will be block and house-scale, up to three stories in height, completely compatible in scale with adjacent single-family houses, and located at or near the sidewalk to generate pedestrian activity. Upper stories will be expressed in volumes compatible with adjacent houses. Buildings will have ground floor commercial, retail, and office uses to support active streetscapes and walking. Upper floors and the floor area behind shop fronts will have office, civic, residential or additional commercial uses.

Chinatown District

The Chinatown District designation is applied to the areas bounded by the Union Pacific Railroad tracks, Highway 99, Stanislaus Street, and Inyo Street. Its close proximity to Highway 99 and the Downtown Core create the unique opportunity to introduce buildings and uses that serve both the region and the surrounding neighborhoods. F Street is preserved and developed as Chinatown's "main street." New buildings will be block-scale, up to 3 stories in height and located at the sidewalk to activate the sidewalk with pedestrian-oriented commercial activity. Most upper stories will be expressed in single volumes to enhance the small scale of this urban neighborhood and historic main street. Ground floor uses will include commercial, retail, civic or office uses to support active streetscapes and walking. Upper floors and the space behind shop fronts will have offices, housing or additional commercial uses.

Cultural Arts District

This designation is applied to the area immediately north of the CBD that is undergoing transformation into a thriving artist community. This designation is intended to encourage the area's transformation by encouraging mixed-use buildings comprised primarily of small-scale retail, office, industrial, and multi-family housing. New buildings will be block scale, up to five stories tall that will be located at or near the sidewalk to generate an active public realm. Most upper stories will be expressed in single volumes with multiple volumes moderating larger buildings. Buildings will have ground floor retail uses, live-work, and uses such as art galleries on key streets to support active streetscapes and walking.

Corridor General

This designation is applied to areas fronting on corridors including Belmont Avenue, East Kings Canyon Road, Blackstone Avenue, Abby Street, and North Fresno Street. It is intended for moderate intensity housing and neighborhood services, while also accommodating automobile-oriented commercial uses. New buildings will be block-scale and house-scale, up to three stories in height located at or near the sidewalk to generate more pedestrian activity. Buildings will vary in size and type, but be compatible in massing and scale with adjacent buildings. Most upper stories will be expressed in single volumes along the corridor and in multiple volumes with significant setbacks when adjacent to neighborhoods. Living rooms, dining rooms, and other formal rooms will face the street. Ground floor uses will include housing as well as commercial, retail and office uses. Upper floors will be for housing, office, or additional commercial uses.

Neighborhoods

This designation is applied to areas outside of the Downtown Core, including the Lowell neighborhood, much of the Southwest and Southeast neighborhoods, the "L" Street area and to Huntington Boulevard area east of Downtown, the Jefferson Neighborhood, areas south of Elm and B Streets in Southwest, several Southeast neighborhoods adjacent to Highway 180, and areas west of Highway 99 including the Jane Addams area. New buildings will be house-scale up to two stories in height and some buildings may be up to two and one-half stories. All buildings will set back from the sidewalk to provide a buffer between the sidewalk and the dwellings. Living rooms, dining rooms, and other formal rooms will face and activate the street. Other house-scale buildings are compatible in these neighborhoods when scaled and massed in relation to the predominant single-family houses. Buildings will be occupied with residential uses, limited live/work uses and home occupation activity.

Special Districts

The Special Districts designation is applied to areas that are best suited for a variety of moderate to intense industrial and manufacturing activity. These areas are comprised primarily of large and varied building sizes with substantial activity from large cargo vehicles. New buildings will be block-scale, up to three stories in height and located with a portion or all of their frontage at or near or the sidewalk. Ground floor activity will range from industrial and manufacturing uses and outdoor assembly to offices. Included in the Special Districts designation are (1) the Chandler Airport area

between Kearney Boulevard, and Thorne and Whitesbridge Avenues and (2) Downtown Hospital district, including the hospital campus as well as on surrounding streets such as Fresno Street, Illinois Avenue, Clark Street, and Divisadero Street.

Public Facility

This designation applies to lands owned by public entities, including City Hall and other City buildings, county buildings, schools, the municipal airport and hospitals. They also include public facilities such as fire and police stations, and City-operated recycling centers. In addition, this designation applies to public facilities, including neighborhood and community parks and recreational centers.

Open Conservation

This designation is intended to provide for permanent open spaces, and does not include neighborhood and community parks and recreational center.

South Stadium District

This designation is applied to the areas immediately to south of the CBD, including the Monterrey and Los Angeles Street areas, and is intended for small-scale retail, office, industrial and multi-family housing. New buildings will be block-scale, with non-industrial buildings up to five stories in height located at or near the sidewalk to generate an active public realm. Secondary streets and upper floors will have residential and office uses. Industrial buildings may have larger footprints and may be up to two stories tall.

1.4.2 - The Development Code Update

The citywide Development Code Update was initiated to comprehensively re-evaluate the City of Fresno's regulation of land use and development that is included in the Zoning Ordinance of the City of Fresno and subdivision regulations contained in Title 12 of the Fresno Municipal Code. The Development Code Update incorporates contemporary planning and business practices, procedures, sets objective criteria for new development and streamlines the entitlement process while also providing incentives for development by offering flexible property development standards. The Development Code will better address ever changing market demands and implement the City's vision as outlined in the City of Fresno General Plan Update. The Development Code includes an update to the Zoning Ordinance of the City of Fresno that was last updated comprehensively in the early 1960s and is the regulatory tool that outlines how development occurs. The Zoning Ordinance of the City of Fresno is required to implement and be consistent with the vision delineated in the City of Fresno General Plan Update. The current Zoning Ordinance of the City of Fresno has been adapted over the years from the adoption of the original Zoning Ordinance of the City of Fresno in 1962. The proposed Development Code Update will be easier to understand and use compared to the current Zoning Ordinance of the City of Fresno.

The project also includes retaining the current Zoning Ordinance of the City of Fresno, with minor amendments to synchronize it with the updated designations for planned land uses, for the Downtown Planning Area (approximately 7,237 acres) in the inset as depicted on Exhibit 4 (Downtown). The City of Fresno General Plan Update anticipates this area may be further refined in community or specific plans that may be adopted by the City along with any appropriate development code update specific to the Downtown. If Downtown plans and a development code update specific to the Downtown are adopted prior to the approval of the City of Fresno General Plan and Development Code Update, then the current Zoning Ordinance of the City of Fresno for the Downtown Planning Area will not be proposed for approval as to the Downtown.

The proposed revisions to the Zone Districts for the Planning Area excluding the Downtown Planning Area are shown in Table 1. The Zone Districts are categorized in Residential, Commercial, Employment, Mixed Use, and Other. As shown in Table 1, there are existing Zone Districts that do not have a corresponding proposed Zone District, and there are proposed Zone Districts that do not have a corresponding existing Zone District.

The Zone Districts for the Downtown Planning Area will essentially remain the same as they currently exist within the Zoning Ordinance of the City of Fresno, except for amendments to synchronize it with the updated designations for planned land uses. A land use and zoning consistency table is provided in Table 2 and identifies the corresponding existing Zone District to the Downtown Planning Area land use categories proposed in the City of Fresno General Plan Update.

Table 1: Proposed Zone District Revisions for the Planning Area Excluding the Downtown

Existing Zone District		Proposed Zone District	
Residential Districts			
	No Corresponding District	RE	Residential Estate
R-1-E and R-1-EH	Single-family Residential Estate District	RS-36	Single-family 36,000 sf/unit
R-A	Single-family Residential-Agricultural	RS-36	Single-family Res-36,000sf
R-1-A	Single-family Residential	RS-20	Single-family 20,000 sf/unit
R-1-AH	Single-family Residential (Horses)	RS-20	Single-family 20,000 sf/unit
R-1-B	Single-family Residential	RS-12	Single-family 12,000 sf/unit
R-1-C	Single-family Residential	RS-9	Single-family 9,000 sf/unit
R-1	Single-family Residential	RS-5	Single-family 5,000 sf/unit
	No Corresponding District	RS-2.5	Single-family 2,500 sf/unit
R-2-A	Low Density Multiple-family Residential District One Story	RM-2.5	Multiple-family 2,500 sf/unit

Table 1 (cont.): Proposed Zone District Revisions for the Planning Area Excluding the Downtown

Existing Zone District		Proposed Zone District	
Residential Districts (cont.)			
R-2	Low Density Multiple-family Residential	RM-2.5	Multiple-family 2,500 sf/unit
R-3	Medium Density Multiple-family Residential	RM-1.5	Multiple-family 1,500 sf/unit
R-4	High Density Multiple-family Residential	RM-1	Multiple-family 1,000 sf unit
T-P	Trailer Park Residential	MHP	Mobile Home Park
MH	Mobile Home Single-family Residential		No Corresponding District
Commercial			
	No Corresponding District	MSC	Main Street Commercial
C-1	Neighborhood Shopping Center	CC	Community Commercial
C-2	Community Shopping Center	CC	Community Commercial
C-3	Regional Shopping Center	RC	Regional Commercial
C-4	Central Trading		No Corresponding District
C-5	General Commercial	GC	General Commercial
C-6	Heavy Commercial	GC	General Commercial
CR	Commercial Recreation	CR	Commercial Recreation
CL	Limited Neighborhood Shopping Center		No Corresponding District
	No Corresponding District	HAC	Highway and Auto Commercial
Employment			
CC	Civic Center		No Corresponding District
RP-L	Residential and Professional Limited Office	O	Office
R-P	Residential and Professional Office	O	Office
C-P	Administrative and Professional Office	O	Office
C-M	Commercial and Light Manufacturing		No Corresponding District
M-1-P	Industrial Park Manufacturing	RBP, BP	Business Park, Regional Business Park
M-1	Light Manufacturing	LI	Light Industrial
S-L	Storage/Limited, Mini Storage Facility	SL	Storage Limited, Mini Storage Facility

Table 1 (cont.): Proposed Zone District Revisions for the Planning Area Excluding the Downtown

Existing Zone District		Proposed Zone District	
Employment (cont.)			
M-2	General Industrial	HI	Heavy Industrial
M-3	Heavy Industrial	HI	Heavy Industrial
Mixed Use			
	No Corresponding District	NMX	Neighborhood Mixed Use
	No Corresponding District	CMX	Corridor /Center Mixed Use
	No Corresponding District	RMX	Regional Mixed Use
Other			
O	Open Conservation	OS	Open Space
	No Corresponding District	PK	Park
	No Corresponding District	PI	Public and Institutional
AE-20	Exclusive Twenty Acre Agricultural	AE	Exclusive Agricultural
AE-5	Exclusive Five Acre Agricultural	AE	Exclusive Agricultural
P	Off-Street Parking District		No Corresponding District
	No Corresponding District	B	Buffer
Overlay District			
BA	Boulevard Area	BA	Boulevard Area
CCO	Civic Center Area Modifying		No Corresponding District
R-M	Residential Modifying	RM	Residential Modifying
BP	Bluff Preservation Overlay	BP	Bluff Protection
EA	Expressway Area Overlay	S	Special Setback
ANX	Annexed Rural Residential Transitional Overlay	ANX	Annexed Rural Residential Transitional Overlay
	No Corresponding District	PD	Planned Development
Notes: sf = square feet Source: City of Fresno Development and Resource Management Department, 2012.			

Table 2: General Plan Land Use and Zoning Consistency for Downtown Area

City of Fresno General Plan Update Downtown Planning Area Land Use	Implementing Existing Zone Districts
CBD	C-4, Central Trading District
Civic Center	CC, Civic Center District
Town Center	C-2, Community Shopping Center District, and C-6, Heavy Commercial District
Neighborhood Center	C-1, Neighborhood Shopping Center District, C-2; Community Shopping Center District, and C-5; General Commercial District
Chinatown District	C-4, Central Trading District
Cultural Arts District	C-4, Central Trading District
Corridor General	C-1, Neighborhood Shopping Center District, C-2; Community Shopping Center District; and C-5, General Commercial District
Neighborhoods	R-1, Single-Family Residential District; R-2, Low Density Multiple Family Residential District; R-3, Medium Density Multiple Family Residential District; and R-4, High Density Multiple Family Residential District
Special District	C-M, Commercial and Light Manufacturing, and M-1, Light Manufacturing District
Public Facility	O, Open Conservation District
Open Conservation	O, Open Conservation District
South Stadium District	C-M, Commercial and Light Manufacturing
Source: City of Fresno Development and Resource Management Department, 2012.	

1.4.3 - Comparison of City of Fresno General Plan Update to City of Fresno 2025 General Plan

The differences in general land use categories within the Planning Area between the City of Fresno 2025 General Plan and the City of Fresno General Plan Update are detailed in Table 3 with regard to acreage and population. The Planning Area encompasses the City's current City limits, the current Sphere of Influence, the City's Wastewater Treatment Plant site, and an area north of the City's most northeasterly portion of the City.

Table 3: Existing General Plan and General Plan Update Comparison

Land Use Designation	City of Fresno 2025 General Plan Acreage	City of Fresno General Plan Update Acreage	Change in Acreage
Residential	41,688	46,043 ¹	4,355
Commercial	6,456	6,913	457
Industrial	12,072	9,578	-2,494

Table 3 (cont.): Existing General Plan and General Plan Update Comparison

Land Use Designation	City of Fresno 2025 General Plan Acreage	City of Fresno General Plan Update Acreage	Change in Acreage
Mixed use	557	4,223	3,666
Public facilities ²	17,329	19,127	1,798
Open space ³	1,665	1,546	-119
Other	26,260 ⁴	18,597 ⁵	-7,663
TOTAL	106,027	106,027	0
Population			
	790,000	970,000 ⁶	180,000
<p>¹ The residential designation includes all designations that allow residential units except for Mixed use. The Neighborhoods designation in the Downtown Area primarily allows residences. There are 477 acres in this designation that allow schools and other public facilities.</p> <p>² Public facilities include parks, schools, and other facilities publicly owned.</p> <p>³ Open space includes ponding basins, commercial recreation, clear zones, flood control facilities, and Open space</p> <p>⁴ The “Other” category for existing General Plan includes agriculture, the entire Southeast Growth Area (SEGA) because no specific land uses have been approved, and “Other” such as roads, canals, railroads, etc.</p> <p>⁵ The “Other” category for the General Plan Update does not include SEGA because the individual land uses are included in the land use designations. This category includes roads canals, railroads, etc. and the buffer area designated in SEGA.</p> <p>⁶ The population identified for the City of Fresno General Plan Update represents full buildout of the Planning Area. Full buildout will occur sometime after the year 2035.</p>			
Source: City of Fresno Development and Resource Management Department, 2012.			

1.4.4 - Comparison of Existing Development to the City of Fresno General Plan Update

Exhibit 4 illustrates the distribution of land uses proposed under the City of Fresno General Plan Update. Table 4 identifies general land use categories for existing development and the full buildout development that ultimately could occur under the City of Fresno General Plan Update. The incremental increase in development is identified by general land use category for the Planning Area (the City and SOI area). Table 4 includes units and acre figures for the residential categories and square footage and acres for the non-residential categories. The column depicting incremental increase represents the amount of development that is projected to occur beyond existing development with full buildout of the General Plan and Development Code Update. Full buildout is projected to occur sometime after the year 2035.

Table 4: Incremental Development for Buildout of Fresno General Plan and Development Code Update

Land Use	Existing Development units in msf (acres)	General Plan and Development Code Update units in msf (acres)	Incremental Increase units in msf (acres) ¹
Single-Family Residential	109,000 (26,147)	169,626 (38,961)	60,626 (12,814)
Multiple-Family Residential	62,288 (3,496)	146,826 (6,605)	84,538 (3,109)
Commercial/Office/Public Facility	66.4 (14,804)	129.7 (26,517)	63.3 (11,713)
Mixed Use	0.1 (10)	20.9 (4,223)	20.8 (4,213)
Industrial	72.8 (6,765)	113.3 (9,578)	40.5 (2,813)
Open Space	(12,288)	(1,546)	(-10,742) ²
Agriculture	(11,714)	(736) ³	(-10,978)
Vacant	(12,522)	(0)	(-12,522)
Other ⁴	(18,821)	(17,862)	(-420)
TOTAL	(106,027)	(106,027)	(0)
Populations (persons)	545,000	970,000 ⁵	425,000
Notes: units - dwelling units msf - million square feet ¹ The incremental increase is the amount of additional development that could occur within the Planning Area above the existing development. This additional development is assumed to be full buildout within the Planning Area. Full buildout will occur sometime after the year 2035. ² The acreage of Open Space is projected to substantially decrease due to a difference in the definition of Open Space between Open Space under existing development and Open Space under the City of Fresno General Plan Update. The Open Space under existing development is characterized as ponding basins, recreational use, clear zone, flood control, golf course, canals, parks, recharge basins, and open space. Open Space under the City of Fresno General Plan Update is categorized as ponding basins, commercial recreation, clear zones, flood control, and open space. The primary reason for the substantial reduction is the categorizing of parks from Open Space to Public Facilities. ³ This Agriculture land use includes the Buffer area within the Southeast Growth Area (SEGA) because agricultural uses will be allowed in the "Buffer" category of the General Plan and Development Code Update. ⁴ The "Other" category includes roads, canals, railroads, etc. ⁵ The population identified for the City of Fresno General Plan Update represents full buildout of the Planning Area. Full buildout will occur sometime after the year 2035. Source: City of Fresno Development and Resource Management Department, 2012.			

1.5 - Lead Agency, Responsible Agencies, Approvals

The City of Fresno is the Lead Agency for the General Plan and Development Code Update. A list of the initial approvals associated with the Update is provided below. As subsequent projects are proposed, the individual projects may require plan and permit approvals. When subsequent approvals by the City and/or Responsible Agencies require discretionary actions, the Master EIR can be reviewed and used, as appropriate, for evaluations of environmental issues associated with subsequent

projects. If the City or Responsible Agencies use the Master EIR, the agency approving the subsequent discretionary actions will be responsible to determine if the environmental evaluation in the Master EIR adequately addresses the potential effects associated with the subsequent projects.

The following are the initial discretionary approvals that are required by the City of Fresno, the Lead Agency:

1.5.1 - City of Fresno

- Approval of the General Plan Update
- Repeal of Chapter 12 of the City of Fresno Municipal Code
- Amendments and repeal of portions of the City of Fresno Municipal Code including Chapter 12
- Approval of the Development Code Update
- Approval of Amendments to the following Plans:
 - Fresno-Chandler Downtown Airport Master and Environs Specific Plan
 - Highway City Specific Plan
 - Fresno Air Terminal/Yosemite International Environs Area Specific Plan
 - Tower District Specific Plan
 - Butler-Willow Specific Plan
 - North Avenue Industrial Plan
 - Sun Garden Acres Specific Plan
 - Bullard Community Plan (which includes the Pinedale Neighborhood Plan and the Sierra Sky Park Land Use Policy Plan)
 - Hoover Community Plan (which includes the El Dorado Park Neighborhood Plan)
- Approval of the Repeal of the following Plans:
 - West Area Community Plan
 - Roosevelt Community Plan
 - Fulton/Lowell Specific Plan
 - Woodward Park Community Plan
 - Central Area Community Plan
 - McLane Community Plan
 - Fresno-High Roeding Plan
 - Yosemite School Area Specific Plan
 - Dakota-First Street Specific Plan
 - Edison Community Plan
 - Civic Center Master Plan
 - Bullard Community Plan (which includes the Pinedale Neighborhood Plan and Sierra Sky Park Land Use Policy Plan)
 - Hoover Community Plan (Which includes the El Dorado Park Neighborhood Plan)

- Approval of Amendment to the Zone District Consistency Table in the Zoning Ordinance (FMC Section 12-403-B) to update the current Zoning Ordinance with the new land uses identified in the Downtown Planning Area
- Approval of a Greenhouse Gas Reduction Plan

1.5.2 - Other Agencies

As subsequent projects that are specifically identified in the Master EIR as well as future development in accordance with the City of Fresno General Plan and Development Code Update are proposed for development, numerous agencies may be defined as Responsible and Trustee Agencies. Development of these future projects may require approval of discretionary actions by other agencies. These Responsible and Trustee Agencies can use the Master EIR that will be prepared for the City of Fresno General Plan and Development Code Update for their discretionary approval, if they determine that the environmental evaluation adequately addresses the effects associated with the discretionary action requested of them for approval.

Following is a general list of potential Responsible and Trustee Agencies.

- Federal Agencies
- State Agencies
- Regional Agencies
- Local Agencies
- Special Districts
- Any Other Responsible or Trustee Agency that may need to provide discretionary approval.

1.6 - Intended Uses of this Initial Study Document

This Initial Study will be used by the City of Fresno as lead agency in evaluating the environmental impacts of the project. The intended use of this Initial Study is to provide environmental analysis for the proposed project and to determine which environmental issues require further evaluation in the Master EIR that will be prepared for the General Plan and Development Code Update.

SECTION 2: ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Aesthetics				
<i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Agriculture and Forestry Resources				
<i>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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.</i>				
<i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Checklist

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 or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Air Quality <i>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:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Biological Resources <i>Would the project:</i>				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Cultural Resources <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Geology and Soils <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Checklist

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Greenhouse Gas Emissions <i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Hazards and Hazardous Materials <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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 the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Hydrology and Water Quality				
<i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Checklist

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Land Use and Planning				
<i>Would the project:</i>				
a) Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Mineral Resources				
<i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Noise <i>Would the project result in:</i>				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Population and Housing <i>Would the project:</i>				
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Checklist

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Public Services				
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Transportation / Traffic				
<i>Would the project:</i>				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Utilities and Service Systems				
<i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Checklist

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Factors Potentially Affected			
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.			
<input checked="" type="checkbox"/>	Aesthetics	<input checked="" type="checkbox"/>	Agriculture and Forestry Resources
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources
<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Hazards / Hazardous Materials
<input checked="" type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	Mineral Resources
<input checked="" type="checkbox"/>	Population / Housing	<input checked="" type="checkbox"/>	Public Services
<input checked="" type="checkbox"/>	Transportation / Traffic	<input checked="" type="checkbox"/>	Utilities / Services Systems
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Geology / Soils
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Hydrology / Water Quality
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Noise
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Mandatory Findings of Significance

Environmental Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measure based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signed

Russ R. Campbell Date

11/5/12

SECTION 3: DISCUSSION OF ENVIRONMENTAL EVALUATION

1. Aesthetics

Would the project:

a) Have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. Although the current General Plan does not identify any scenic vistas within the Planning Area, there are areas of scenic qualities such as the San Joaquin River located in the northern portion of the City, the open views of agricultural landscapes that are located on the fringes of the Planning Area, and views of historic-age structures that have unique architectural styles. Implementation of land use changes associated with the General Plan and Development Code Update may significantly affect scenic qualities of views within the community. These potential effects on views will be evaluated in the Master EIR and mitigation measures will be recommended, as necessary, to reduce potential significant impacts on scenic views.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?

Potentially Significant Impact. There are no state scenic highways within or immediately adjacent to the Planning Area. As identified in Checklist Item 1.a, the scenic resources within the Planning Area include the San Joaquin River, the agricultural landscape, and historical structures. Development in accordance with the General Plan and Development Code Update could result in impacts to scenic resources. As such, the Master EIR will evaluate the potential impacts to scenic resources within the Planning Area, and recommend mitigation measures, if necessary.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. Future development resulting from the implementation of the proposed General Plan and Development Code Update could result in potential significant impacts to the visual character of the City. The Master EIR will assess potential impacts to the visual character within the Planning Area and recommend measures to reduce these potential impacts, if necessary.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. Land use changes associated with the General Plan and Development Code Update have the potential to increase the amount of light and glare due to increased development within the City and its sphere of influence. This increase in light and glare could be significant. The Master EIR will evaluate the potential increase in light and glare from the

Discussion of Environmental Evaluation

development that could occur under the General Plan and Development Code Update. This assessment will include an evaluation of the potential for denser and taller structures within the Planning Area to create new sources of light and glare and the potential for spillover onto neighboring sensitive receptors. Mitigation measures will be recommended, where necessary.

2. Agriculture and Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

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

Potentially Significant Impact. Future development in accordance with the General Plan and Development Code Update for the City of Fresno may result in the conversion of existing farmland to urban uses. The Master EIR will evaluate the current condition of the areas that are proposed for land use changes to determine if the soils meet the U.S. Natural Resources Conservation Service's designation for Prime Farmland. Additionally, the Master EIR will include an evaluation of whether the land use changes will result in the removal of existing productive agricultural land. Mitigation measures will be provided, if available.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

Potentially Significant Impact. The Development Code Update addresses the proposed zoning districts throughout the Planning Area. The proposed Update will result in the removal of agricultural zoning districts within the Planning Area; therefore, this removal will increase the potential for existing agricultural land to not renew existing Williamson Act contracts. The Master EIR will address this potential affect of the Development Code Update and include mitigation measures, if available.

- 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))?**

No Impact. Based on a review of the California's Forest and Rangelands: 2010 Assessment prepared by the California Department of Forestry and Fire Protection in June 2010, the Planning Area does

not contain forest land or timberland. In addition, the City of Fresno does not have forest land or timberland as zoning district. Therefore, the implementation of the General Plan and Development Code Update would result in no impacts to forest land or timberland. Therefore, this issue will not be further addressed in the Master EIR.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. As described in CEQA Checklist Item 2.c, the Planning Area does not include forest land, and therefore the General Plan and Development Code Update will not result in the conversion of forest land to non-forest use. Therefore, this issue will not be further addressed in the Master EIR.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Potentially Significant Impact. The General Plan and Development Code Update could result in the conversion of Farmland to non-agricultural land within the Planning Area as described in CEQA Checklist Item 2.a. Future development within the fringes of the Planning Area may induce property owners that are located immediately outside the Planning Area to convert Farmland to non-agricultural land. This conversion could result in further impact to farmland. This issue will be further discussed in the Master EIR, and mitigation measures will be identified, if available.

Since the Planning Area and areas immediately adjacent to the Planning Area do not contain forest land, the project would not be involved in the conversion of forest land to non-forest land.

3. Air Quality

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

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. Implementation of the General Plan and Development Code Update has the potential to result in increases in pollutants and alter long-term local and regional air quality in the Planning Area and surrounding community. Consistency of the proposed Update with the San Joaquin Valley Air Pollution Control District's Air Quality Attainment Plans will be evaluated in the Master EIR, and mitigation measures will be recommended to reduce potentially significant air quality impacts.

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

Potentially Significant Impact. Implementation of the proposed General Plan and Development Code Update may significantly alter long-term local and regional air quality conditions. Short-term impacts include construction equipment exhaust emissions and fugitive dust from grading and soil disturbances. Long-term emissions are anticipated to primarily consist of mobile emissions from automobiles. The Master EIR will focus on addressing local and regional impacts on sensitive land uses. Changes in motor vehicle travel associated with circulation modifications will be evaluated in the Master EIR to determine impacts to local and regional air quality. Mitigation measures will be recommended to reduce potential significant air quality impacts.

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

Potentially Significant Impact. Implementation of the proposed General Plan and Development Code Update may contribute to significant cumulative alterations to long-term local and regional air quality conditions. As such, the proposed project has the potential to result in a cumulatively considerable net increase in criteria pollutants. Therefore, the Master EIR will analyze the project's potential impacts regarding increases in criteria pollutants and the potential for the project to exceed quantitative thresholds for ozone precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Implementation of land use changes associated with the General Plan and Development Code Update may significantly alter long-term local and regional air quality conditions, which has the potential to expose sensitive receptors to increase pollutant concentrations. Mitigation measures will be recommended to reduce potential significant air quality impacts to sensitive receptors.

e) Create objectionable odors affecting a substantial number of people?

Potentially Significant Impact. Implementation of land use changes associated with the General Plan and Development Code update may result in an increase in the emission of odors. The Master EIR will discuss the potential odor sources and procedures for identifying significant odor impacts. Odor emitted from facilities year-round or only during certain times of the year will be discussed. Mitigation measures will be provided, if necessary.

4. Biological Resources

Would the project:

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

Potentially Significant Impact. There are known and potential sensitive biological resources within the City of Fresno and its Sphere of Influence. The San Joaquin River corridor represents suitable habitat for numerous plant, wildlife, and avian species, including several special status species. Based on habitat requirements, special status species that occur, or could potentially occur in the San Joaquin River corridor include valley elderberry longhorn beetle, California red-legged frog, burrowing owl, San Joaquin kit fox, San Joaquin pocket mouse, and Swainson's hawk. These as well as other biological resources could be significantly affected under the proposed General Plan and Development Code Update. The Master EIR will analyze the potential for impacts to sensitive habitats and species. Such analysis will incorporate updated spatial data from the California Natural Diversity Database, and will address recent changes to the status of federal and State listed species. Mitigation measures will be recommended to reduce potential significant impacts to biological resources.

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

Potentially Significant Impact. Implementation of future development consistent with the proposed General Plan and Development Code Update may significantly affect existing riparian areas. These potential impacts may occur along existing drainages within the Planning Area as well as along the San Joaquin River, which borders the northern portion of the City of Fresno. Potential impacts to riparian resources will be discussed in the Master EIR, and mitigation measures will be provided, if required.

- 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?**

Potentially Significant Impact. Future development under the proposed General Plan and Development Code Update may significantly affect existing wetland areas. These potential impacts may occur along existing drainages within the Planning Area as well as along the San Joaquin River, which borders the northern portion of the City of Fresno. Potential impacts to wetland resources will be discussed in the Master EIR, and mitigation measures will be provided, if necessary.

- 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 wildlife nursery sites?**

Potentially Significant Impact. Implementation of the land use changes from the proposed General Plan and Development Code Update may significantly affect habitat linkages (i.e., wildlife and riparian corridors). The Master EIR will evaluate the potential for future development within the Planning Area to affect wildlife movement corridors. Mitigation measures will be recommended in the Master EIR to reduce potential significant impacts.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Potentially Significant Impact. Existing local policies or ordinances protecting biological resources may potentially be impacted by the General Plan and Development Code Update. The Master EIR will include a review of all relevant policies and ordinances, and mitigation measures will be recommended, if required.

- 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?**

Potentially Significant Impact. The proposed General Plan and Development Code Update may result in development of existing open space land. The Master EIR will assess potential impacts to existing conservation plans and mitigation measures will be recommended, if necessary.

5. Cultural Resources

Would the project:

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**

Potentially Significant Impact. Several historically significant sites and structures are located within the Planning Area. Fresno and the immediate surrounding area contain numerous historic resources, including 29 sites on the National Register of Historical Places, 230 on the Local Register of Historical Places, and several historical districts. Record searches for historical resources will be conducted to provide updated information since the preparation of the existing Master EIR in 2002. Existing historical resources will be ascertained via research and the use of existing information. Potential impacts to historical resources will be discussed and any necessary mitigation measures will be provided in the Master EIR.

- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

Potentially Significant Impact. Archeological resources may be impacted by future development consistent with the General Plan and Development Code Update. Record searches for archaeological resources will be utilized to provide updated information since the preparation of the existing Master EIR in 2002. The existing information and the updated information will be used to map sensitivity areas throughout the Planning Area. Potential impacts to archaeological resources will be assessed, and mitigation measures will be recommended in the Master EIR, as necessary, to reduce potentially significant impacts to archaeological resources.

- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Potentially Significant Impact. Paleontological resources may be impacted by future development consistent with the General Plan and Development Code Update. Record searches for paleontological resources will be utilized to provide updated information since the preparation of the existing Master EIR in 2002. The existing information and the updated information will be used to map sensitivity areas throughout the Planning Area. Potential impacts to paleontological resources will be assessed, and mitigation measures will be recommended in the Master EIR, as necessary, to reduce potentially significant impacts to paleontological resources.

- d) **Disturb any human remains, including those interred outside of formal cemeteries?**

Potentially Significant Impact. Potential impacts to human remains associated with future development consistent with the General Plan and Development Code Update will be assessed in the

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Master EIR. The Native American Heritage Commission will be contacted regarding existing resources in the project area. Mitigation measures will be recommended in the Master EIR, as necessary, to reduce potentially significant impacts to human remains

6. Geology and Soils

Would the project:

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:**
- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Less Than Significant Impact. As detailed in the Draft EIR for the Fresno County 2025 General Plan, in the Fresno sphere of influence, the principal earthquake hazard is related to ground shaking (discussed in CEQA Checklist Item 6.a.iii, below). The City's relative earthquake safety is considered such that the State of California contingency plans designate the City of Fresno as a location for emergency housing for those who must be relocated following earthquake disasters in other areas of California.

Fresno is in one of the more geologically stable areas of California and does not lie within a known active earthquake fault zone. Although a number of faults are located within the Sierra Nevada Mountain Range, none are considered active. The nearest active fault is located by Independence, California, approximately 100 miles east of the City of Fresno, along the Fresno County-Inyo County boundary. The Planning Area is not located in an Alquist-Priolo Special Fault Study Zone, and as such, it has not been identified as a zone of special study around active faults (City of Fresno Map Atlas 2011). A less than significant impact is anticipated regarding the rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, because the nearest active fault is approximately 100 miles from the City of Fresno. Therefore, a less than significant impact is anticipated regarding rupture of a known earthquake fault. No further analysis of impacts from earthquake fault ruptures is necessary in the Master EIR.

ii) **Strong seismic ground shaking?**

Potentially Significant Impact. Future development under the proposed General Plan and Development Code Update has the potential to expose persons to hazards from strong seismic ground shaking. In the future, the Planning Area could be affected by major seismic events from the following active fault systems in other regions of California:

- The San Andreas Fault paralleling the Coast Ranges in western Fresno County;
- The Owens Valley Fault system in the Eastern Sierra Region of California;
- The White Wolf Fault paralleling the Tehachapi range southeast of Bakersfield;

- Hidden thrust fault(s) in the west side of the San Joaquin Valley; and
- The Long Valley Caldera, a seismic and volcanic area in the Eastern Sierra that lies between Mono Lake and Crowley Lake.

The principal potential earthquake hazard for Fresno is ground shaking which could cause damage to buildings and infrastructure such as bridges and pipes. The distance between the City of Fresno and major faults minimizes this potential (City of Fresno Map Atlas 2011). The Master EIR will evaluate geologic hazards that could affect future development within the Planning Area. Mitigation measures will be developed to address potential impacts from strong seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction?

Potentially Significant Impact. Future development under the proposed General Plan and Development Code Update has the potential to expose persons to hazards such as seismic-related ground failure. Therefore, the Master EIR will evaluate this potential effect and include mitigation measures, as applicable.

iv) Landslides?

Potentially Significant Impact. The relatively flat terrain within Fresno makes landslide unlikely, except in the vicinity of the San Joaquin River Bluffs. Future development under the proposed General Plan and Development Code Update and located in the vicinity of the San Joaquin River Bluffs, will be required to conform to the latest adopted Uniform Building Code and will be reviewed by the City regarding potential landslide impacts. The potential impacts will be discussed in the Master EIR and mitigation measures will be provided, as necessary.

b) Result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. Highly erodible soils are easily carried by water and wind. Soil erosion potential is identified by a specific soil's "K Factor." The K-Factor is an indication of a soil's inherent susceptibility to erosion, absent slope and groundcover factors. Values of K range from 0.05 to 0.43. Higher K values indicate that soils are more susceptible to sheet erosion by water. The San Joaquin River Bluffs' steep slopes and soil composition predispose it to instability and erosion. According to the City of Fresno Map Atlas prepared in 2011, seventy-two percent of the land within the City of Fresno and its sphere of influence have a high erosion susceptibility, while 22 percent is designated as moderate erosion susceptibility. Therefore, future development in accordance with the proposed General Plan and Development Code Update may result in potentially significant impacts regarding soil erosion or the loss of topsoil. The Master EIR will address potential project impacts associated with erosion, and mitigation will be recommended, as necessary.

- 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?**

Potentially Significant Impact. As described in geology and soils CEQA Checklist Item 6.b, above, seventy-two percent of the land within the City of Fresno and its Sphere of Influence have a high erosion susceptibility, while 22 percent is designated as moderate erosion susceptibility (City of Fresno Map Atlas 2011). Therefore, future development under the proposed General Plan and Development Code Update may result in potentially significant impacts regarding unstable soils. The Master EIR will evaluate the potential unstable soils impacts and mitigation measures will be developed, as necessary, to reduce potential significant impacts.

- 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?**

Potentially Significant Impact. Expansive soils are predominantly comprised of clays, which expand in volume when water is absorbed and shrink when the soil dries. Expansion is measured by shrink-swell potential, which is the volume change in soil with a gain in moisture. Soils with a moderate to high shrink-swell potential can cause damage to roads, buildings, and infrastructure. The northern portion of the City of Fresno's sphere of influence contains some areas of expansive clay soil that require special construction standards for foundations and infrastructure. Future development within the Planning Area may be exposed to potential significant impacts regarding expansive soil. Therefore, the Master EIR will discuss this issue and provide mitigation measures, as necessary.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

Potentially Significant Impact. Future development under the proposed General Plan and Development Code Update may involve septic tank uses or alternative wastewater disposal systems. Therefore, the potential impacts on these systems from potential unstable soils will be discussed in the Master EIR, and mitigation measures will be provided, if necessary.

7. Greenhouse Gas Emissions

Would the project:

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

Potentially Significant Impact. Future development under the proposed General Plan and Development Code Update has the potential to increase the generation of greenhouse gas emissions, which may have a significant impact on the environment. Therefore, the Master EIR will estimate the project's direct and indirect emissions of greenhouse gases and evaluate the incremental contribution to global warming impacts.

- b) **Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?**

Potentially Significant Impact. Future development under the proposed General Plan and Development Code has the potential to increase greenhouse gas emissions and as such, has the potential to result in levels of emissions that may conflict with applicable air quality/greenhouse gas plans and policies adopted by local agencies. The Master EIR will assess whether or not the General Plan and Development Code Update will conflict with any applicable plan, policy or regulations related to the reduction of greenhouse gas emissions.

8. Hazards and Hazardous Materials

Would the project:

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Potentially Significant Impact. Potential development under the General Plan and Development Code Update may result in development of industrial and manufacturing land uses, which may use and/or transport hazardous materials. The transport, use, or storage of hazardous materials will be assessed in the Master EIR. Past hazardous materials incidents will be investigated in the Master EIR to determine their potential effect on future land uses within the Planning Area. This potential may be significant and mitigation measures will be provided, if necessary.

- 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?**

Potentially Significant Impact. As described in CEQA Checklist Item 8.a, potential development associated with the General Plan and Development Code Update may result in development of industrial and manufacturing land uses, which may use and/or transport hazardous materials. Therefore, the potential exists for there to be upset/accident conditions involving the release of hazardous materials into the environment. The Master EIR will address this issue in more detail and will provide mitigation measures, as necessary.

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

Potentially Significant Impact. The proposed General Plan and Development Code Update will apply to land uses that have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials and substances. The Master EIR will analyze the potential for this to occur within one-quarter mile of existing/proposed schools within the Planning Area. Mitigation measures will be developed, as necessary to reduce potential impacts to schools from hazardous materials.

- 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?**

Potentially Significant Impact. Hazardous materials are those which, by their nature (chemical, physical, or biological properties) have the potential to cause death or serious illness during use/consumption, processing, storage, transport, or when improperly disposed of. These materials may be flammable, explosive, corrosive, chemically reactive, toxic, carcinogenic, radioactive,

infectious, or may harm people upon contact. Sites previously contaminated by these materials are required to be identified and cleaned up (City of Fresno Map Atlas 2011).

Contaminated sites are mainly associated with leaking underground storage tanks and are predominately clustered south of downtown, Fresno Yosemite International Airport, Palm Bluffs Corporate Center (northwest Fresno) and along the Union Pacific Railroad Tracks. These sites may include Superfund, Environmental Protection Agency, Storage and Disposal Facilities, Toxic Release Inventory System, National Discharge Elimination System Majors, Large Quantity Generators, Major Discharge of Air Pollutants, Corrective Actions, Risk Management Plan, Section Seven Tracking System (pesticides) and Brownfield Properties, as defined by the Environmental Protection Agency (City of Fresno Map Atlas 2011). The Master EIR will analyze the potential impact of these sites in light of the General Plan and Development Code Update and will develop mitigation measures, as necessary to address potential impacts.

- 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?**

Potentially Significant Impact. As detailed in the Safety Element of the 2025 General Plan for the City of Fresno, there are three public airports in the City of Fresno: (1) Fresno-Yosemite International Airport (2) Fresno Chandler Downtown Airport and (3) Sierra Sky Park Airport. The 2025 General Plan also states that in conjunction with the Fresno-Yosemite International Airport, the Air National Guard maintains an airbase for military flight and training operations. Implementation of the proposed General Plan and Development Code Update is anticipated to increase the population within the Planning Area and more specifically within the vicinity of the airports. As a result, the increased population from future development may expose those working or living in the area to potential safety hazards associated with airport operations. The master plans for these airports will be reviewed for potential conflicts with the proposed General Plan and Development Code Update. Potential impacts will be evaluated and mitigation measures will be provided, if necessary.

- 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?**

No Impact. The City contain airports that are discussed in CEQA Checklist Item 8.e, however, there are no private airstrips located in the City of Fresno (Airlines.com 2012). Additionally, the Safety Element of the 2025 General Plan does not identify any airstrips in the Planning Area. Therefore, there will be no impacts in this regard, and no further analysis of this issue is necessary in the Master EIR.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potential Significant Impact. The proposed update of the City's General Plan and Development Code may result in development intensities that could increase traffic that could physically interfere with an adopted emergency response plan. An example is the proposed modification of the traffic threshold, which would allow higher degraded levels of service than currently exist. As a result, the potential for future development to physically interfere with an adopted emergency response plan or emergency evacuation plan will be assessed, and mitigation measures will be provided, as necessary.

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?

Potentially Significant Impact. Fire hazards are typically highest in heavily wooded areas because trees and grasslands are a great source of fuel for fires. Given that the city is largely urbanized with the exception of agricultural land on the periphery and given that the City lacks steep topographies, wildfire threats are minimal. Most fires in the city involve structures rather than grasslands (City of Fresno Map Atlas 2011). However, development under the proposed General Plan and Development Code Update has the potential to subject persons/structures to wildfires, including those undeveloped agricultural lands. The Master EIR will analyze potential impacts from the proposed project regarding wildfires and will recommend mitigation measures, as necessary.

9. Hydrology and Water Quality

Would the project:

a) **Violate any water quality standards or waste discharge requirements?**

Potentially Significant Impact. Development in accordance with the proposed General Plan and Development Code Update may result in the degradation of water quality and result in violations of water quality or water discharge standards. The Master EIR will qualitatively address the water quality standards and waste discharge requirements and assess the potential for impacts from future development. Mitigation measures will be recommended, if necessary.

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)?**

Potentially Significant Impact. The proposed General Plan and Development Code Updates may result in development that could substantially reduce groundwater supplies and increase impervious surfaces that could reduce the potential for groundwater recharge. The Master EIR will address these issues and provide mitigation measures to reduce potential impacts.

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

Potentially Significant Impact. Development in accordance with the General Plan and Development Code Update may result in an increased amount of runoff during construction and operational activities. Construction activities could increase runoff that could lead to erosion or siltation within or adjacent to the Planning Area. Operational activities associated with future development could alter existing drainage patterns that could cause erosion or siltation. The Master EIR will address the potential for future development to cause substantial erosion due to drainage pattern alterations within or adjacent to the Planning Area. Mitigation measures will be recommended to reduce potential impacts.

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?**

Potentially Significant Impact. Development in accordance with the General Plan and Development Code Update may result in an increased amount of runoff during construction and operational activities. Construction activities could increase runoff that could lead to flooding within

or adjacent to the Planning Area. Operational activities associated with future development could alter existing drainage patterns that could cause flooding. The Master EIR will address the potential for future development to substantially increase the rate or amount of surface runoff that could flood areas within or adjacent to the Planning Area. Mitigation measures will be recommended to reduce potential impacts.

- 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?**

Potentially Significant Impact. The proposed General Plan and Development Code Update may result in development that could affect existing infrastructure systems, including existing flood control facilities. Urban development within currently undeveloped areas is anticipated to result in higher runoff volumes during storm events, as a result of the increase in impervious surfaces within these areas, which may require additional flood control facilities. Runoff from these impervious surfaces may carry surface pollutants to local rivers and streams and may affect water quality. The Master EIR will assess the project's potential impacts to existing or planned stormwater drainage systems as well as the potential for future development to contribute substantial additional polluted runoff.

- f) Otherwise substantially degrade water quality?**

Potentially Significant Impact. Development in accordance with the proposed General Plan and Development Code Update may result in the degradation of water quality during construction and operational activities. The Master EIR will address the potential water quality impacts and provide mitigation measures to reduce impacts.

- 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?**

Potentially Significant Impact. Portions of the Planning Area are located in flood prone areas, such as the portion of the Planning Area located along the San Joaquin River (Flood Zone AE) and Flood Zone X in the center of the Planning Area (FEMA Map Service Center 2012). Potential changes in land uses and General Plan policies may involve development of housing in areas of the Planning Area that are located within the 100-year floodplain. The Master EIR will evaluate the potential to expose future housing developments within the 100-year flood hazard area. Mitigation measures will be recommended, as necessary to reduce flood related risks in the Planning Area.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Potentially Significant Impact. Portions of the Planning Area are located in flood prone areas, such as the portion of the Planning Area located along the San Joaquin River (Flood Zone AE) and Flood Zone X in the center of the Planning Area (FEMA Map Service Center, 2012). Potential changes in land uses and General Plan policies may involve development of structures in areas of the Planning Area that are located within the 100-year floodplain. The Master EIR will evaluate the potential to expose structures within the 100-year flood hazard area. Mitigation measures will be recommended, as necessary to reduce flood related risks in the Planning Area.

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?

Potentially Significant Impact. The General Plan and Development Code Update may have the potential to expose people or structures to hazards resulting from the failure of a dam or levee because the nearest dam, Big Dry Creek Dam, is located less than one mile north of the City's sphere of influence. The Master EIR will discuss the potential for failure of this dam and expose persons or structures to a significant risk of loss, injury or death involving flooding. Mitigation measures will be provided to reduce potential impacts.

j) Inundation by seiche, tsunami, or mudflow?

Potentially Significant Impact. Due to the Planning Area's distance from the ocean, no impact is anticipated regarding tsunamis. In addition, due to the Planning Area's distance from a large body of water that could result in substantive seiche effects, no impact is anticipated from seiches. Finally, the terrain of the Planning Area is relatively flat; however, there may be some areas that could be subject to mudflow. The Master EIR will address the potential for mudflow impacts from future development and mitigation measures will be recommended, as necessary.

10. Land Use and Planning

Would the project:

a) Physically divide an established community?

Potentially Significant Impact. Future development in accordance with the General Plan and Development Code Update could result in land uses that could divide established communities. This division could result from corridors that are planned for higher intensities of uses compared to existing uses. In addition, the rural communities that are located in the outer areas of the Planning Area could be physically divided as new development is constructed. The Master EIR will address the potential for future development to result in physically dividing established communities and mitigation measures will be recommended to reduce potential impacts.

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?

Potentially Significant Impact. Development in accordance with the General Plan and Development Code may result in conflicts with regional plans and policies. The Master EIR will evaluate regional plans and policies that apply to the Planning Area such as the airport land use plans, San Joaquin River Parkway Plan, Countywide Integrated Waste Management Plan, and Water Quality Control Plan and determine the potential for conflicts. Mitigation measures will be recommended to reduce potential conflicts, if necessary.

c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?

Potentially Significant Impact. The Planning Area is not encompassed within a habitat conservation plan (HCP) or natural communities conservation plan (NCCP). Therefore, the implementation of the proposed General Plan and Development Code Update would result in no impacts to a HCP or NCCP.

11. Mineral Resources

Would the project:

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

Less Than Significant Impact. The principal mineral resources located in and immediately adjacent to the Planning Area are aggregate materials along the San Joaquin River corridor. These materials are removed via surface mining operations. These areas have been and are proposed to be continued to be designated as Open Space, and the activities have been and will continue to require conditional use permits. These uses are considered legal non-conforming uses. It is anticipated that these uses will continue until the resources are substantially removed and it is no longer economically feasible to mine the areas. As a result, future development under the General Plan and Development Code Update would result in less than significant impacts to mineral resources. Therefore, this issue will not be further addressed in the Master EIR.

- 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?**

Less than Significant Impact. As stated in CEQA Checklist Item 11.a, the mining activities are expected to continue in the areas with aggregate materials and future development under the General Plan and Development Code Update would result in less than significant impacts to mineral resources. Therefore, this issue will not be further addressed in the Master EIR.

12. 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?**

Potentially Significant Impact. Development in accordance with the General Plan and Development Code Update has the potential to create noise impacts that may adversely affect surrounding land uses, as well as the uses contemplated by the General Plan and Development Code Update. Noise levels from mobile and stationary sources may increase where new or more intensive development is proposed. The Master EIR will evaluate potential noise impacts and a noise impact analysis will be conducted. The noise impact analysis will analyze construction noise and vibration, roadway noise contours, stationary noise impacts as well as vibration impacts that could occur during operational activities. The Master EIR will include appropriate mitigation measures to reduce potential impacts.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Development in accordance with the General Plan and Development Code Update has the potential to create excessive groundborne vibration impacts that may adversely affect land uses. These impacts could occur during construction activities or operational activities. The Master EIR will evaluate potential construction and operational vibration impacts, and mitigation measures will be recommended to reduce potential impacts.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Development that is implemented under the General Plan and Development Code Update has the potential to create stationary and mobile noise impacts that could adversely affect surrounding land uses. These increases will occur as development occurs throughout the Planning Area. The Master EIR will evaluate potential long-term noise impacts associated with the project and recommend mitigation measures to reduce potential impacts.

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

Potentially Significant Impact. Development that is implemented under the General Plan and Development Code Update has the potential to create temporary increases in noise levels. These temporary increase could occur during construction activities. Potential noise impacts that could affect surrounding land uses will be discussed. The Master EIR will evaluate potential construction noise impacts associated with the project and recommend mitigation measures to reduce potential impacts.

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?

Potentially Significant Impact. As detailed in the Safety Element of the 2025 General Plan for the City of Fresno, there are three public airports in the City of Fresno: (1) Fresno-Yosemite International Airport (2) Fresno Chandler Executive Airport and (3) Sierra Sky Park Airport. The 2025 General Plan also states that in conjunction with the Fresno-Yosemite International Airport, the Air National Guard maintains an airbase for military flight and training operations. Implementation of the proposed General Plan and Development Code Update is anticipated to increase the population within the Planning Area and more specifically within the vicinity of the airports. As a result, the increased population from future development may expose those working or living in the area to potential noise impacts associated with airport operations. The master plans for these airports will be reviewed for

potential conflicts with the proposed General Plan and Development Code Update. Potential impacts will be evaluated and mitigation measures will be provided, if necessary.

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?

No Impact. The City contain airports that are discussed in CEQA Checklist Item 12.e, however, there are no private airstrips located in the City of Fresno (Airnav.com 2012). Additionally, the Safety Element of the 2025 General Plan does not identify any airstrips in the Planning Area. Therefore, there will be no impacts in this regard, and no further analysis of this issue is necessary in the Master EIR.

13. 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)?**

Potentially Significant Impact. The proposed General Plan update is being prepared to modify policies and programs for the future development buildout within the Planning Area. This modification will result in a greater population and number of housing units compared to the existing 2025 General Plan and includes the same size of Planning Area. Therefore, the policies and programs will direct growth to intensify within the Planning Area. The Master EIR will evaluate the potential impacts related to population and housing growth and provide mitigation measures to reduce potential impacts.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

Potentially Significant Impact. Implementation of the proposed General Plan and Development Code Update may result in the displacement of housing as new more intense development occurs in areas of less intense residential development. The Master EIR will assess the long-term impacts related to potential displacement of housing within the Planning Area as a result of the proposed General Plan and Development Code Update, and mitigation measures will be recommended, if necessary.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

Potentially Significant Impact. Implementation of the proposed General Plan and Development Code Update may result in the displacement of people. Existing residential land uses are scattered throughout the Planning Area and in areas that are proposed for more intense land uses. The Master EIR will assess the long-term impacts related to potential displacement of people within the City as a result of the proposed project and mitigation measures will be recommended, if necessary.

14. Public Services

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:

a) Fire protection?

Potentially Significant Impact. Fire services for the Planning Area are provided by the City of Fresno Fire Department, the Fresno County Fire Protection District, North Central Fire Protection District, and Fig Garden Fire Protection District. Changes in land use associated with the General Plan and Development Code Update will allow an increased level of urban development within the Planning Area. This increased intensity is expected to increase fire service needs and could increase the need for additional fire personnel and facilities. The Master EIR will analyze potential environmental impacts associated with increases in fire facilities that are required to adequately serve the buildout development of the General Plan and Development Code Update. Mitigation measures will be recommended as necessary.

b) Police protection?

Potentially Significant Impact. Police services for the Planning Area are provided by the City of Fresno Police Department, the County of Fresno Sheriff Department, and the California Highway Patrol. Changes in land use associated with the General Plan and Development Code Update will allow an increased level of urban development within the Planning Area. This increased intensity is expected to increase police services and could increase the need for additional police personnel and facilities. The Master EIR will analyze potential environmental impacts associated with increases in police facilities that are required to adequately serve the buildout development of the General Plan and Development Code Update. Mitigation measures will be recommended as necessary.

c) Schools?

Potentially Significant Impact. There are many school districts that currently serve the student population within the Planning Area. The primary school districts that serve the majority of the students within the Planning Area include Fresno Unified, Clovis Unified, and Central Unified. Buildout of the proposed General Plan and Development Code Update will result in a substantial increase in housing units within the Planning Area, and therefore, will result in a substantial increase in student population. The Master EIR will address the potential impacts to school facilities and include mitigation measures to ensure adequate school facilities are provided as new residential development is proposed.

d) Parks?

Potentially Significant Impact. Implementation of the proposed General Plan and Development Code Update will increase the demand for parks within the Planning Area. The Master EIR will analyze potential impacts to parks and will include mitigation measures to reduce potential impacts.

e) Other public facilities?

Potentially Significant Impact. Implementation of the proposed General Plan and Development Code Update has the potential to impact various public facilities including courts, libraries, social welfare facilities, and public health facilities. The Master EIR will analyze potential impacts from the buildout of land uses within the Planning Area. Mitigation measures will be recommended as necessary.

15. 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?**

Potentially Significant Impact. Implementation of the proposed General Plan and Development Code update will result in a substantial increase in population that will increase the demand for recreation facilities within the Planning Area. The Master EIR will evaluate the potential physical deterioration impacts on existing parks and recreational facilities from the increase in demand. Mitigation measures will be identified to reduce potential impacts. This evaluation will be included in the Public Services and Utilities section of the Master EIR.

- 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?**

Potentially Significant Impact. Implementation of the proposed General Plan and Development Code Update will result in the development of park and recreational facilities to serve the increase population. The potential adverse physical effects resulting from the addition of new facilities will be addressed in the Master EIR. These potential physical effects will be addressed in various sections of the Master EIR that address topical issues such as traffic, air quality, noise, etc. Mitigation measures will be recommended in the individual topical issue evaluations, as appropriate.

16. Transportation/Traffic

Would the project:

- 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?**

Potentially Significant Impact. Development under the General Plan and Development Code Update will result in increased vehicle trips that may result in traffic impacts that may conflict with a plan, policy, or ordinance. The Master EIR will evaluate existing applicable plans, ordinances and/or policies related to traffic performance. Mitigation measures will be recommended, as necessary, to reduce potential traffic impacts.

- 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?**

Potentially Significant Impact. Development under the General Plan and Development Code Update will result in increased vehicle trips that may conflict with the congestion management program. The Master EIR will evaluate the applicable congestion management program and will recommend mitigation measures, as necessary.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

Potentially Significant Impact. The proposed General Plan and Development Code Update will increase population that could increase the use and frequency of air travel and could increase development in the vicinity of the three existing airports located within the Planning Area. This increase in development will increase population in close proximity of the airports and could increase safety risks. The plans that address land use compatibility adjacent to airports will be reviewed for each of the airports in the Master EIR to determine the potential safety risks associated with future development within the Planning Area. Mitigation measures will be recommended, where necessary.

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

Potentially Significant Impact. Currently, there are agricultural activities that occur within the Planning Area. As development occurs adjacent to land that is under agricultural activities, increased traffic hazards may occur if mobile agricultural equipment uses the same roadways as automobiles.

This potential impact will be analyzed in the Master EIR, and mitigation measures will be recommended, as necessary.

e) Result in inadequate emergency access?

Potentially Significant Impact. Implementation of the General Plan and Development Code Update will result in the construction of numerous new developments. These construction activities could impede emergency vehicles from accessing their destination. In addition, future development may reduce capacities of roadways and intersections that could impede emergency vehicles from accessing their destination. These potential construction and operational impacts will be analyzed in the Master EIR and mitigation measures will be recommended, as necessary.

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?

Potentially Significant Impact. The proposed General Plan and Development Code Update has the potential to result in increased vehicle trips and as such may conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities. The Master EIR will evaluate the potential for future development to conflict with adopted plans, policies, and programs. Mitigation measures will be recommended were necessary.

17. Utilities and Service Systems

Would the project:

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

Potentially Significant Impact. Implementation of the proposed General Plan and Development Code Update will increase the amount of wastewater generated within the Planning Area. The Master EIR will analyze potential impacts regarding wastewater and wastewater treatment requirements of the Central Valley Regional Water Quality Control Board. Mitigation measures will be recommended, as necessary.

- 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?**

Potentially Significant Impact. Future development in accordance with the General Plan and Development Code Update will substantially increase the amount of wastewater generated and the amount of water demand. It is anticipated that additional water and wastewater treatment facilities will be required to serve the future buildout of the Planning Area. The Master EIR will include an evaluation of the potential environmental effects associated with the future development of new facilities to meet the increase in water and wastewater service demands. These potential physical effects will be addressed in various sections of the Master EIR that address topical issues such as traffic, air quality, noise, etc. Mitigation measures will be recommended in the individual topical issue evaluations, as appropriate.

- 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?**

Potentially Significant Impact. Future development in accordance with the General Plan and Development Code Update will substantially increase the amount of impervious surfaces within the Planning Area. This increase in impervious surfaces will increase the amount of storm water runoff and require the construction of new storm water drainage facilities or expansion of existing facilities. An evaluation of the potential increase in storm water generation will be provided in the Master EIR as well as identification of new facilities that will be required to adequately serve future development. The potential environmental effects associated with the future development of the new facilities will be addressed in various sections of the Master EIR such as traffic, air quality, noise, etc. Mitigation measures will be recommended in the individual topical issue evaluations, as appropriate.

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

Potentially Significant Impact. Future buildout within the Planning Area in accordance with the General Plan and Development Code Update will substantially increase water demand. This increase in demand may substantially impact the existing available water supplies. The Master EIR will address the increase in water demand and the need for additional sources of water supply to adequately serve the projected buildout within the Planning Area. Mitigation measures will be recommended, as necessary.

- 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?**

Potentially Significant Impact. Future buildout within the Planning Area in accordance with the General Plan and Development Code Update will substantially increase the generation of wastewater. This increase in wastewater generation may substantially impact the existing wastewater treatment facilities that currently serve the Planning Area. The Master EIR will address the potential impacts from the future buildout within the Planning Area, and mitigation measures will be recommended, as necessary.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Potentially Significant Impact. Future buildout within the Planning Area in accordance with the General Plan and Development Code Update will substantially increase the generation of solid waste. This increase in solid waste may substantially impact the existing landfills that currently serve the Planning Area. The Master EIR will evaluate these potential impacts and mitigation measures will be recommended, as necessary.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

Potentially Significant Impact. Statewide policies regarding solid waste have become progressively more stringent, reflecting Assembly Bill 939, which requires local government to develop waste reduction and recycling policies and meet mandated solid waste reduction targets. The Master EIR will address the potential increase in the generation of solid waste and the potential for future development to comply with federal, state, and local solid waste statutes and regulations. Mitigation measures will be recommended, as necessary.

18. 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?**

Potentially Significant Impact. Future development in accordance with the General Plan and Development Code Update will result in conversion of vacant land into developed land. As construction activities occur on vacant land, potential impacts to sensitive plant and wildlife species and habitat could occur. In addition, as future development occurs, potential impacts to historical resources may result. The Master EIR will address the project's potential impact on biological and cultural resources, and mitigation measures will be recommended, where necessary.

- 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)?**

Potentially Significant Impact. Future development in accordance with the General Plan and Development Code Update could contribute considerably to cumulative impacts. Each of the issues identified above as potentially significant will be evaluated for cumulative impacts within the Master EIR. Mitigation measures will be provided, as necessary.

- c) **Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

Potentially Significant Impact. Implementation of the General Plan and Development Code Update could result in significant impacts that may result in substantial adverse effects on human beings. These potential effects will be addressed in the Master EIR and mitigation measures will be recommended, as necessary.

SECTION 4: REFERENCES

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