Addendum to Reedley 2030 General Plan EIR, Using a CEQA Guidelines Appendix G Checklist

Analyzing a Subsequent Project Under City of Reedley, Certified Program Environmental Impact Report (SCH No. 2010031106) Prepared for the Reedley 2030 General Plan

Environmental Assessment No. 2021-9
December 16, 2021

1. **Project Title:**

   Manning/Sunset Commercial Corridor Project
   General Plan Amendment (GPA) No. 2021-1
   Change of Zone Application (CoZ) No. 2021-1 (Ordinance No. 2021-005)

2. **Lead Agency Name and Address:**

   City of Reedley
   Community Development Department
   1733 Ninth Street
   Reedley, California 93654

3. **Contact Person and Phone Number:**

   Ellen Moore, City Planner
   Community Development Department
   1733 Ninth Street
   Reedley, California 93654
   (559) 637-4200 ext. 222
   E-mail: ellen.moore@reedley.ca.gov

4. **Project Location:**

   Assessor's Parcel Number (APN): 370-091-05 and 06, 370-093-02, 03, 04, and 13, and 370-131-29 (approximately 5 acres)

5. **Project Applicant/Sponsor Name and Address:**

   Ghai Management Services Inc.
   25 E Airway Blvd
   Livermore CA 94551

6. **General Plan Designation:**

   Site 1 Existing: High Density Residential
   Site 2 Existing: High Density Residential
   Site 3 Existing: Low Density Residential

7. **Zoning Designation:**

   Site 1 Existing: RM-2
   Site 2 Existing: RM-2
   Site 3 Existing: RM-2

8. **Description of Project:**

The proposed project is comprised of three separate sites with separate proposals in the City of Reedley (Exhibits 1 and 2). The following sections and subsequent table describe the individual proposals by site.

Site 1

Site 1 is located on the southwest corner of the intersection of North Sunset and Manning Avenues (see Exhibit 2). The site is an undeveloped area approximately one acre in size located at 645 and 677 East Manning Avenue, APN: 370-091-05 and -06, respectively. The project includes a General Plan Amendment (GPA) from High Density Residential to Neighborhood Commercial and a Change of Zone from RM-2 (Multi-Family Residential) to CN (Neighborhood Commercial). The project proponent proposes to construct a drive-through restaurant on the site, but no site plan has yet been submitted and is not part of this project.

Site 2

Site 2 is located on the southeast corner of the intersection of North Sunset and Manning Avenues (see Exhibit 2). The site is currently developed with First Southern Baptist Church, an apartment complex, and two single family residences. The site is approximately 1.5 acres in size and is located at 767, 787, 799, and 729 East Manning Avenue, APN: 370-093-02, -03, -04, and -13, respectively. To create continuity with surrounding land uses, the project includes a GPA from High Density Residential to Neighborhood Commercial on the parcel developed with the church and from High Density Residential to Community Commercial on the parcels developed with the residences. Additionally, the project includes a Change of Zone from RM-2 (Multi-Family Residential) to CN (Neighborhood Commercial) on the parcel developed with the church. No changes in zoning are proposed on the parcels with the residences. No development is currently proposed on this site.

Site 3

Site 3 is located northeast of the intersection of North Sunset Avenue and East Springfield Avenue (see Exhibit 2). The site is currently undeveloped and is approximately 2.65 acres in size and is located on the east side of Sunset Avenue, APN: 370-131-29. The project includes a GPA to make the General Plan designation and zoning classification on the site consistent. The General Plan designation would be changed from Low Density Residential (4-8 dwelling units/acre) to High Density Residential (15-19 dwelling units/acre). No change is proposed for the zoning. No development is currently proposed on this site.

Project Site	Existing Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
1	High Density Residential (15-29 DU/acre)	Neighborhood Commercial	RM-2	Neighborhood Commercial
2	High Density Residential (15-29 DU/acre)	Neighborhood Commercial, Community Commercial	RM-2	Neighborhood Commercial, No Change
3	Low Density Residential (4-8 DU/acre)	High Density Residential (15-29 DU/acre)	RM-2	No Change

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

	Existing Land Use	Existing Zoning
North	Sites 1 and 2: High Density Residential Site 3: Public/Institutional Facility	Sites 1 and 2: RM-2 Site 3: RCO
East	Sites 1 and 2: Community Commercial Site 3: Low Density Residential	Sites 1 and 2: CC Site 3: R-1-6
South	Sites 1 and 2: Low and High Density Residential Site 3: High Density Residential	Sites 1 and 2: CC, R-1-6 Site 3: RM-2
West	Sites 1 and 2: High Density Residential Site 3: Open Space	Sites 1 and 2: RM-2 Site 3: RCO

CC: Community Commercial
RCO: Resource Conservation and Open Space
R-1-6: Single Family Residential (6,000 square feet minimum site area)
RM-2: High Density Residential (15-29 DU/acre)

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

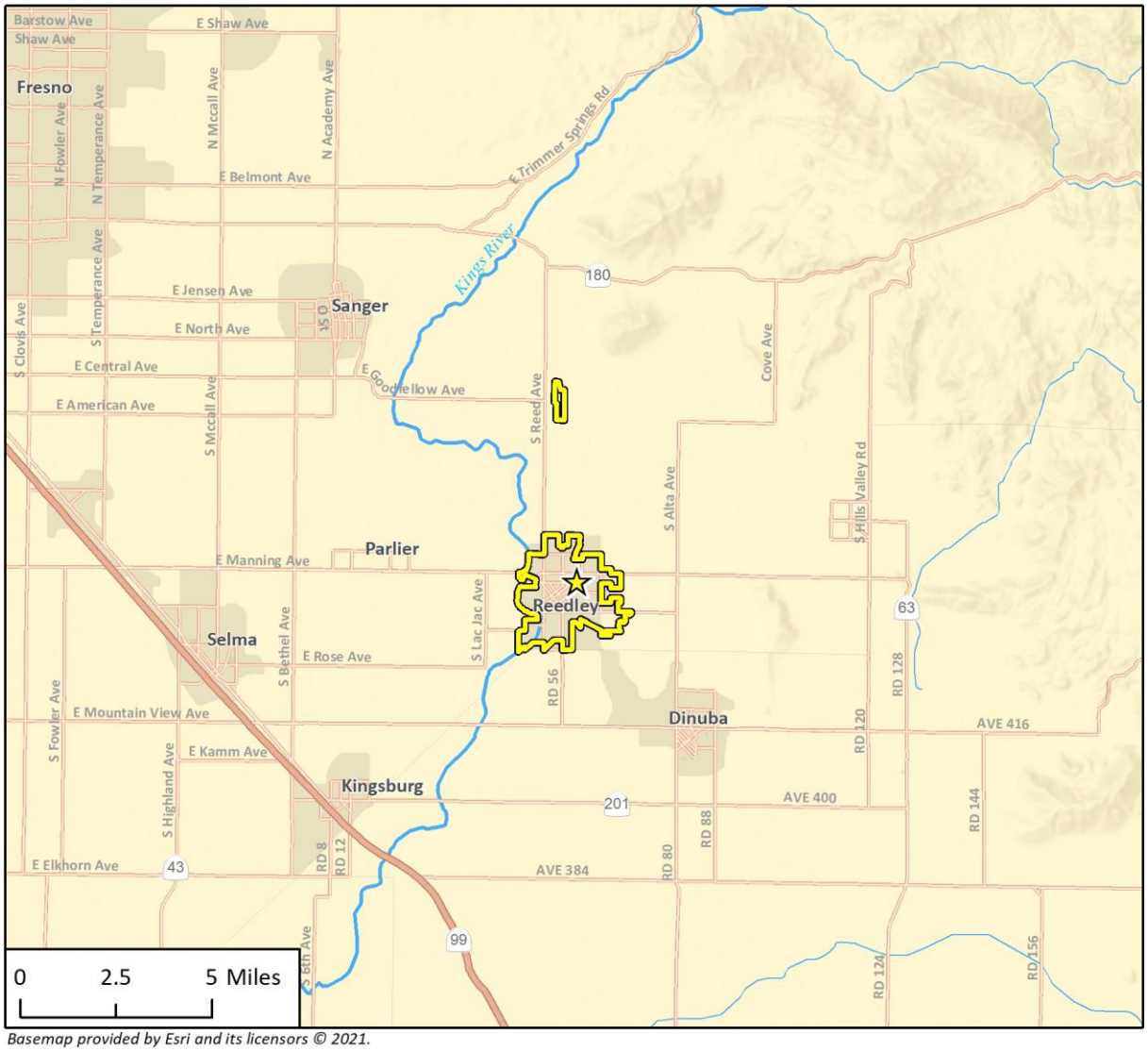
No permits required.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

According to e-mail correspondence with Ellen Moore, City of Reedley Associate Planner, on August 9, 2021, a Formal Notification of Determination that a project application is complete and Notice of Consultation Opportunity was mailed to the Big Sandy Rancheria of Western Mono Indians, Cold Springs Rancheria of Mono Indians, Dumna Wo-Wah Tribal Government, Kings River Choinumni Farm Tribe, Santa Rosa Rancheria Tachi Yokut Tribe, Traditional Choinumni Tribe, Tule River Indian Tribe, and Wuksache Indian Tribe/Eshom Valley Band on July 30, 2021. Proof of delivery was provided by the United States Postal Service (USPS) indicating that the notice was delivered between July 31 and August 6, 2021 to all groups. To the date of the preparation of this addendum, there was no request for consultation received by the City of Reedley as of December 9, 2021.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

Exhibit 1 Regional Location Map



Basemap provided by Esri and its licensors © 2021.

City of Reedley

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Exhibit 2 Project Location



Imagery provided by Microsoft Bing and its licensors © 2021.

Fig 2 Project Location

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

According to Section 15164(b) of the California Environmental Quality Act (CEQA) Guidelines, an addendum to an Environmental Impact Report (EIR) is the appropriate environmental document in instances when "only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."

Environmental factors checked below would be potentially affected by this project, although none of the impacts would be potentially significant with application of mitigation measures identified in the 2030 General Plan EIR:

____	Aesthetics	____	Agriculture and Forestry Resources	____	Air Quality
____	Biological Resources	____	Cultural Resources	____	Energy
____	Geology/Soils	____	Greenhouse Gas Emissions	____	Mineral Resources
____	Noise	____	Population/Housing	____	Public Services
____	Recreation	____	Transportation	____	Tribal Cultural Resources
____	Utilities/Service Systems	____	Wildfire	____	Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☒ I find that, although the project would result in adverse effects, these would not add new or more severe or significant adverse effects on the environment beyond those identified in the City of Reedley, certified Program Environmental Impact Report, prepared for the Reedley 2030 General Plan.

Therefore, an EIR Addendum has been prepared.

X 

Ellen Moore, City Planner — December 16, 2021
Community Development Department

EVALUATION OF ADDITIONAL ENVIRONMENTAL IMPACTS:

Section 15162(a) of the CEQA Guidelines states no subsequent EIR shall be prepared for a project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

   A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

   B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

   C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

   D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Addendum has been prepared in accordance with the relevant provisions of CEQA and the CEQA Guidelines as implemented by the City of Reedley. According to Section 15164(a) of the CEQA Guidelines, "The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." The changes that are being proposed with the project are minor in the sense that they would not create potentially significant environmental impacts in addition to those already identified in the 2030 General Plan EIR. The project would also not substantially increase the magnitude or severity of impacts that were previously identified. This Addendum does not require public circulation because it does not provide significant new information that changes the 2030 General Plan EIR in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible way to mitigate or avoid such an effect.

This Addendum includes a description of the project, and a comparison of the impacts for all environmental issues' areas listed in Appendix G of the CEQA Guidelines.

The City of Reedley shall consider this Addendum to the 2030 General Plan EIR prior to making a decision on the project. The 2030 General Plan EIR is available for review on the City's website[1] and at the Planning Division of the City of Reedley Community Development Department, located at 1733 Ninth Street, Reedley, California 93654.

[1] http://www.reedley.com/departments/community_development/Major_Projects/

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
I. AESTHETICS: Except as provided in Public Resources Code Section 20199, would the project:					
a) Have a substantial adverse effect on a scenic vista?	Impact AES-2	No	No	No	N/A
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Impact AES-1	No	No	No	N/A
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Impact AES-1	No	No	No	N/A
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Impact AES-3	No	No	No	N/A

Impact

The project lies within the scope and study area of the 2030 General Plan EIR. As discussed in the 2030 General Plan EIR, the City's primary scenic and visual resources consist of the aesthetic land use pattern throughout the city and scenic vistas of surrounding agricultural land from the city's urban edge (City of Reedley 2013a). The 2030 General Plan EIR found no significant impacts to scenic vistas in the project area from future buildout of the 2030 General Plan.

As discussed in the Project Description (above), Site 1 and Site 3 are currently undeveloped areas, and Site 2 is developed with a church, an apartment complex, and single-family residences. A drive-through restaurant is anticipated to be proposed on Site 1, no changes are proposed to the existing structures on Site 2, and no development is proposed on Site 3.

The project sites do not include any scenic resources such as rock outcroppings or historic structures, nor are the sites near or adjacent to a designated or eligible State scenic highway.

The project includes a General Plan Amendment (GPA) from High Density Residential (HDR) to Neighborhood Commercial (CN), and HDR to Neighborhood Commercial and Community Commercial on Site 2. The General Plan designation for Site 3 would also be changed from Low Density Residential to HDR. Additionally, the project would involve the rezoning of approximately 2.6 acres of Multi-Family Residential (RM-2) land to Neighborhood Commercial (NC) and Community Commercial (CC) land uses on Sites 1 and 2.

Rezoning would be consistent with the existing "Neighborhood Commercial" and "Community Commercial" uses to the north, south and east of the project sites. The project sites do not include any scenic resources such as rock outcroppings or historic structures, nor are the sites near or adjacent to a designated or eligible State scenic highway.The 2030 General Plan EIR assumed development would occur on the project sites, therefore, even with approval of the GPA and zoning changes, the project would remain consistent with the development intensity assumptions for the site. Implementation of the project would not adversely affect scenic vistas or scenic resources in the City of Reedley. Compliance with the zoning regulations and implementation of the 2030 General Plan's policies would ensure there would be no impacts to visual character associated with the project beyond those identified in the 2030 General Plan EIR.

The drive-through envisioned for Site 1 would be required to comply with local ordinances related to regulating light and glare. Therefore, impacts related to light or glare would be less than significant, and the project would not result in new or substantially increased aesthetic impacts beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for aesthetics impacts is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information complied 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?	Impact AG-1	No	No	No	N/A
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Impact AG-2	No	No	No	N/A
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))?	Impact AG-3	No	No	No	N/A
d) Result in the loss of forest land or conversion of forest land to non-forest use?	N/A; New CEQA checklist item added subsequent	No	No	No	N/A
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?	Impact AG-3	No	No	No	N/A

Impact

Project Sites 1 and 3 are currently undeveloped areas, and Site 2 is developed with a church, an apartment complex, and single-family residences. The project sites lie within the scope and study area of the 2030 General Plan EIR, are within the existing Reedley City limits, and are designated as “Urban and Built-Up Land” by the California Department of Conservation’s (DOC) Important Farmland Map (DOC 2016). The project sites are not under a Williamson Act Contract. The project sites were identified for commercial and residential development in the 2030 General Plan EIR.

The project sites are surrounding to the north, south, east, and west by built-up and urbanized areas within the Reedley City Limits. The project includes a General Plan Amendment (GPA) from High Density Residential (HDR) to Neighborhood Commercial (CN), and HDR to Neighborhood Commercial and Community Commercial on Site 2. The General Plan designation for Site 3 would also be changed from Low Density Residential to HDR. Additionally, the project includes the rezoning of approximately 2.6 acres of Multi-Family Residential (RM-2) land to Neighborhood Commercial (NC) and Community Commercial (CC) land uses on Sites 1 and 2.

Therefore, since the sites are not zoned for agricultural uses, the project would not conflict with existing agricultural zoning, nor would it conflict with a Williamson Act Contract.

The 2030 General Plan EIR assumed development would occur on the project sites therefore even with approval of the GPA and zoning changes, the project would remain consistent with the development intensity assumptions for the site. Additionally, the project would not encourage the conversion of adjacent agricultural land for additional development in the City of Reedley as the project sites are surrounded by urban uses.

The project would not conflict with any forest land or Timberland Production or result in any loss of forest land because the sites are zoned for residential and commercial uses, and there is no land located within the City that is zoned as forest land or timberland (City of Reedley 2014a).

Given the extent of residential and commercial uses to the north, east, west, and south of the project sites and the project being within an urbanized area, the project would not result in additional farmland being converted to non-agricultural uses. Therefore, the project would be consistent with existing 2030 General Plan policies which require an orderly expansion of the Reedley City Limits, thus avoiding premature conversion of farmland. As such, no new or substantially increased agricultural or forestry resource impacts would occur beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for agricultural and forestry resources is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district 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?	Impact AQ-1	No	No	No	N/A
b) 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?	Impact AQ-2	No	No	No	N/A
c) Expose sensitive receptors to substantial pollutant concentrations?	Impact AQ-3	No	No	No	N/A
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Impact AQ-4	No	No	No	N/A

Setting

The project site is located in the San Joaquin Valley Air Basin, which is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). Specifically, the project site is located in Fresno County, which is designated as non-attainment for the federal and State eight-hour ozone standards, the State one-hour ozone standard, the State PM_{10} standard, and the federal and State $PM_{2.5}$ standard (SJVAPCD 2021a).

Thresholds of Significance

The SJVAPCD's current adopted thresholds of significance for criteria air pollutant emissions for construction and operational phases are shown in Table 1.

Table 1 – Air Quality Thresholds of Significance – Criteria Pollutants

Pollutant/ Precursor	Construction Emissions (tpy)	Operational Emissions (tpy)	
		Permitted Equipment and Activities	Non-Permitted Equipment and Activities
CO	100	100	100
NO_X	10	10	10
ROG	10	10	10
SO_X	27	27	27
PM_{10}	15	15	15
$PM_{2.5}$	15	15	15

tpy = tons per year; CO = carbon monoxide; NOx = nitrogen oxides; ROG = reactive organic gases; SOx = sulfur oxides; PM_{10} = particulate matter 10 microns or less in diameter; $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter
Source: SJVAPCD 2015

Sensitive Receptors

Sensitive receptors refer to those segments of the population most susceptible to poor air quality (i.e., children, the elderly, and those with pre-existing serious health problems affected by air quality). Land uses that have the greatest potential to attract these types of sensitive receptors include schools, parks, playgrounds, daycare centers, nursing homes, hospitals, and residential communities (SJVAPCD 2015b). Sensitive receptors in the vicinity of the project site include residences to the north, south, east, and west of all three sites. Additionally, Site 3 is immediately south of General Grant Middle School.

Impact

Consistency with Applicable Clean Air Plan

The SJVAPCD has prepared several air quality attainment plans (AQAP) to outline its strategy for achieving attainment for the State and federal ozone, PM_{10}, and $PM_{2.5}$ standards for which it is designated non-attainment. Additionally, the 2004 State Implementation Plan Carbon Monoxide included strategies for reducing CO in San Joaquin Valley Air District (SJVAD); these standards are no longer relevant as SJVAD transitioned from maintenance area to an attainment area in 2018.

The SJVAPCD's previous AQAP for ozone is the *2016 Ozone Plan for 2008 8-Hour Ozone Standard*. In 2020, the SJVAPCD prepared *2020 Reasonably Available Control Technology (RACT) Demonstration for the 2015 8-Hour Ozone Standard*. As the SJVAD is designated non-attainment (extreme) for the more stringent 2015 8-Hour Ozone Standard, the 2020 RACT Demonstration outlines implementation of all reasonably available control measures. The SJVAPCD's AQAP for particulate matter is the *2018 Plan for the 1997, 2006, and 2012 $PM_{2.5}$ Standards* (SJVAPCD 2021b).

Inconsistency with either of the AQAP would be considered a cumulatively adverse air quality impact. The primary way of determining consistency with the growth assumptions contained in the SJVAPCD AQAP is by determining consistency with the applicable General Plan to ensure the project's population density and land use are consistent with the growth assumptions used in the AQAP for the San Joaquin Valley Air Basin.

As required by California law, City and County General Plans contain a Land Use Element that details the types and quantities of land uses that the city or county estimates will be needed for future growth, and that designate locations for land uses to regulate growth. The Fresno Council of Governments (FCOG) uses the growth projections and land use information in adopted general plans to estimate future average daily trips and vehicle miles traveled (VMT), which are then provided to SJVAPCD to estimate future air pollutant emissions in the AQAP. Existing and future emissions calculated for the

AQAP are thus based on land uses from local general plans. The AQAP also detail the control measures and emission reductions required for reaching attainment of the air standards.

The applicable General Plan for the project is the 2030 General Plan, which was adopted in 2014. The 2030 General Plan outlines forecasted population growth through the year 2030. The California Department of Finance (DOF) estimated the City's population in 2021 to be 26,087 persons and the average household size in 2021 to be 3.71 persons per household (DOF 2021). The project would reduce residential development rights on Sites 1 and 2 (2.57 acres) by redesignating them from High Density Residential to Neighborhood Commercial and Community Commercial, respectively. To preserve the City's overall Housing Sites Inventory, the project would also create equivalent residential development rights on Site 3 (2.65 acres) by redesignating it from Low Density Residential to High Density Residential. As such, the project would not result in a net increase in housing capacity, and there would be no impact on population change.

Therefore, the project would not contribute to growth in excess of that anticipated by the 2030 General Plan and, as discussed under *Criteria Air Pollutant Emissions*, would not result in the emission of criteria air pollutants in excess of SJVAPCD thresholds. Because the project is consistent with the currently adopted General Plan for the City of Reedley, it is therefore consistent with the growth and VMT assumptions applied in SJVAPCD's AQAP. No new or substantially increased impacts related to AQAP consistency would occur beyond those identified in the 2030 General Plan EIR.

Criteria Air Pollutant Emissions

The proposed project does not include site plans for any of the project sites. As discussed in the Project Description (above), Site 1 and Site 3 are currently undeveloped areas, and Site 2 is developed with a church, an apartment complex, and single-family residences. The 2030 General Plan EIR assumed development would occur on all three project sites, therefore, even with approval of the GPA and zoning changes, the project would remain consistent with the development intensity assumptions for the sites. A drive-through restaurant is envisioned on Site 1, no changes are proposed to the existing structures on Site 2, and no greater development is foreseeable on Site 3 than that which has already been analyzed in the 2030 General Plan EIR. The specific site plan for Site 1 has not been finalized. Based on previous experience and surrounding development, a reasonable estimation of the size of the drive-through restaurant is 3,000 square feet. For informational purposes, construction and operational emissions associated with development of a 3,000 square foot drive-through restaurant were estimated.

Construction

Construction activities associated with development of the envisioned drive-through on Site 1 would generate diesel emissions and dust. Existing zoning, High-Density Residential, would have allowed for the development of multi-family residential units. Construction of the drive-through would not result in greater emissions than those previously analyzed in the 2030 General Plan EIR. Emissions would be generated by construction equipment used on-site and vehicle trips associated with construction, such as worker and vendor trips. Emissions were modeled using the California Emissions Estimator Model (CalEEMod) version 2020.4.0 which incorporates air emission data and standard construction inputs for a variety of projects based on input such as acreage and building square footage. Construction was assumed to start at the earliest in 2022. The default construction duration (10 months) and equipment mix was utilized. No demolition or soil export/import would be required. Table 2 summarizes estimated construction emissions from development consistent with the proposed land use designations. As shown therein, emissions would not exceed the SJVAPCD thresholds of significance. Furthermore, although the project's construction emissions would not exceed thresholds, and the project would be subject to SJVAPCD Regulation VIII (Fugitive PM_{10} Prohibitions), Rule 9510 (Indirect Source Review), and Rule 4102 (Nuisance). Implementation of these rules would further reduce the construction emissions. Therefore, project construction would not result in a cumulatively considerable net increase of any criteria pollutant for which Fresno County is non-attainment under an applicable federal or state

ambient air quality standard, and impacts would be less than significant. No new or substantially increased construction-phase impacts related to criteria air pollutant emissions would occur beyond those identified in the 2030 General Plan EIR.

Table 2 - Estimated Construction Emissions

	Annual Emissions (tons/year)					
	ROG	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Construction Emissions	0.2	1.3	1.4	<0.1	0.1	0.1
Thresholds of Significance	10	10	100	27	15	15
Exceeds Threshold?	No	No	No	No	No	No
Notes: ROG = reactive organic gases; NO_X= nitrogen oxides; CO = carbon monoxide; SO_X = sulfur oxides; PM_{10} = particulate matter 10 microns or less in diameter; $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter; CalEEMod = California Emissions Estimator Model See Appendix C for CalEEMod results.						

Operation

Operational emissions modeled for the drive-through on Site 1 include mobile source emissions (i.e., vehicle emissions), energy emissions (natural gas use), and area source emissions. Existing zoning, High-Density Residential, would have allowed for the development of multi-family residential units on Site 1. Operation of the drive-through would not result in greater emissions than those previously analyzed in the 2030 General Plan EIR. Emissions were modeled using the CalEEMod version 2020.4.0 which incorporates air emission data and standard operational inputs for a variety of projects primarily based on land use and building square footage.

Table 3 summarizes estimated operational emissions related to implementing a drive-through on Site 1. As shown therein, emissions would not exceed the SJVAPCD thresholds of significance. The project operation is also subject to Rule 9510 (Indirect Source Review) and will be required to further reduce NO_x and PM_{10}. Therefore, project operation would not result in a cumulatively considerable net increase of any criteria pollutant for which Fresno County is non-attainment under an applicable federal or state ambient air quality standard, and impacts would be less than significant. No new or substantially increased operational-phase impacts related to criteria air pollutant emissions would occur beyond those identified in the 2030 General Plan EIR.

Table 3 - Estimated Operational Emissions

	Annual (tons/year)					
	ROG	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Emissions	0.5	0.6	3.4	<0.1	0.5	0.1
Thresholds of Significance	10	10	100	27	15	15
Exceeds Threshold?	No	No	No	No	No	No
Notes: ROG = reactive organic gases; NO_X= nitrogen oxides; CO = carbon monoxide; SO_X = sulfur oxides; PM_{10} = particulate matter 10 microns or less in diameter; $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter; CalEEMod = California Emissions Estimator Model See Appendix C for CalEEMod results.						

Toxic Air Contaminants/Carbon Monoxide Hotspots

Sensitive receptors in the vicinity of the project site include residences to the north, south, east, and west of all three sites. Additionally, Site 3 is immediately south of General Grant Middle School.

The proposed project does not include site plans for any of the project sites. Reasonably foreseeable development consistent with the proposed land use designations, such as development of a drive-through restaurant on Site 1, would not include land uses typically associated with toxic air contaminant (TAC) emissions such as industrial uses or uses that require diesel-powered standby generators. In addition, as compared to development consistent with the existing land use designations, the project would not substantially increase vehicle traffic in the surrounding vicinity. As such, the project would not result in the creation of or exacerbate conditions at heavily congested intersections that could expose sensitive receptors to carbon monoxide hotspots. Therefore, the project would not expose sensitive receptors to substantial concentrations of carbon monoxide or TACs, and impacts would be less than significant. No new or substantially increased impacts related to the exposure of sensitive receptors to substantial pollutant concentrations would occur beyond those identified in the 2030 General Plan EIR.

Odors

The SJVAPCD has identified common types of facilities that have been known to produce odors in the San Joaquin Valley Air Basin, such as wastewater treatment facilities, sanitary landfills, transfer stations, and manufacturing plants (SJVAPCD 2015b). The proposed project does not include the types of facilities identified by the SJVAPCD as those known to produce objectionable odors. Reasonably foreseeable development consistent with the proposed land use designations may include uses such as restaurants which may generate odors associated with food preparation, however these odors would dissipate quickly and would be unlikely to be considered objectionable by a large number of people. Therefore, the project would not result in other emissions, such as those leading to odors, adversely affecting a substantial number of people, and impacts would be less than significant. No new or substantially increased impacts related to odorous emissions would occur beyond those identified in the 2030 General Plan EIR.

Compliance with SJVAPCD regulations and implementation of the 2030 General Plan's policies would ensure there would be no new or substantially increased air quality impacts associated with the project beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for air quality impacts is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
IV. BIOLOGICAL RESOURCES: Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional project would not adversely habitat, wetlands, plants or wildlife, migratory routes, conservation plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Impact BIO-1	No	No	No	N/A
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Impact BIO-2	No	No	No	N/A
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Impact BIO-3	No	No	No	N/A
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Impact BIO-4	No	No	No	N/A

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Impacts BIO-1 through BIO-4	No	No	No	N/A
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?	Section 2.4 Biological Resources	No	No	No	N/A

Impact

The 2030 General Plan EIR assumed development would occur on the project sites, therefore, even with approval of the GPA and zoning changes, the project would remain consistent with the development intensity assumptions for the site.

Conditions related to biological resources on and around the project sites have not changed since adoption of the 2030 General Plan EIR, and the proposed project would not designate any new areas for construction or development that were not contemplated and analyzed for development in the 2030 General Plan EIR. Project Site 1 is located on a vacant, previously disturbed parcel surrounded by roads and urbanized development, and thereby offers limited biological value due to its disturbed state and proximity to urban areas. The site is surrounded by residential developments to the south and west, North Sunset Avenue to the east, and East Manning Avenue to the north. Therefore, the site does not offer a wildlife movement corridor. There are no riparian, wetland, or other sensitive natural communities located on Site 1. Therefore, no impacts related to these issue areas would occur.

The 2030 General Plan EIR found that special-status species have the potential to occur within the City, and buildout of new development projects would potentially result in significant impacts. To lessen potential impacts to a less than significant level, the 2030 General Plan EIR includes Goal 4.13C, to preserve native vegetation and protected wildlife and habitat, Policies COSP 4.13.4 (requiring environmental review for new development projects) and COSP 4.14.16 (incorporating existing trees into development projects), and Mitigation Measures BIO-1 (special-status species site assessment), BIO-2 (special-status species habitat evaluation), and BIO-3 (nesting bird survey and protections) to help protect special status species. While Site 1 appears to include a single tree in its northwest corner, the site does not offer substantial habitat, nesting, or foraging grounds for special-status species. Development of the drive-through restaurant would be required to comply with the 2030 General Plan's goals, policies, and mitigation measures; therefore, impacts related to special status species would be less than significant.

There are no additional local policies or ordinances protecting biological resources beyond those outlined in CEQA, therefore are no conflicts with local policies or ordinances protecting biological resources. In addition, the project sites are not within any adopted habitat conservation plans, or natural

community conservation plans; therefore, no conflicts with federal, state, regional, or local habitat conservation plans are expected.

No new or substantially increased impacts to biological resources would occur beyond those identified in the 2030 General Plan EIR.

No additional mitigation for biological impacts beyond those identified in the 2030 General Plan EIR and the Standard Conditions of Approval are required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
V. CULTURAL RESOURCES: Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	Impact CR-1	No	No	No	N/A
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Impact CR-1	No	No	No	N/A
c) Disturb any human remains, including those interred outside of formal cemeteries?	Impact CR-2	No	No	No	N/A

Impact

This section assesses potential impacts to cultural resources from the project. Conditions related to cultural resources on and around the project sites have not changed since adoption of the 2030 General Plan EIR, and the proposed project would not designate any new areas for construction or development that were not contemplated and analyzed for development in the 2030 General Plan EIR. At the time of its composition, the 2030 General Plan EIR, identified 30 previously recorded cultural resources in and within a one-mile radius of the General Plan Study Area. However, none of these structures exist on or within the immediate vicinity of the project sites, and the project sites are not within either a designated or proposed historic district.

According to a review of online historical aerial photographs and topographic maps, it appears that project Site 1 has been vacant since approximately 1998. However, prior to 1998, the site was developed with small structures before being cleared. Project Site 2 has been developed with structures since at least 1956. Project Site 3 was in use for agricultural purposes (orchards) from at least 1956 to 1969 and has been vacant since approximately 1998 (NETR 2021). Therefore, no structures would be impacted by the project. As such, no new or substantially increased impacts to historical built environment resources would occur beyond those identified in the 2030 General Plan EIR.

The 2030 General Plan EIR assumed development would occur on the project sites, therefore, even with approval of the GPA and zoning changes, the project would remain consistent with the development intensity assumptions for the site.

The project sites have been previously disturbed by development, agricultural activities and periodic disking to prevent weed or grass overgrowth. Therefore, it is unlikely that any previously undiscovered archaeological resources remain on site. Furthermore, the project sites are relatively flat. Future construction of the drive-through restaurant on Site 1 would require minimal grading. Moreover, implementation of 2030 General Plan COSP Element policies 4.14.1 to 4.14.5 would ensure protection, preservation and identification of archaeological resources within the City (City of Reedley 2014).

Therefore, no new or substantially increased impacts to archaeological resources, including those that may be considered historical resources, would occur beyond those identified in the 2030 General Plan EIR.

No human remains are known to exist on the project site, however there is a possibility of encountering unanticipated human remains during construction of the drive-through restaurant on Site 1. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant. The most likely descendant shall complete the inspection of the site and make recommendations to the landowner within 48 hours of being granted access. Adherence to existing regulations would ensure that proper procedures are followed if human remains were to be uncovered on the site.

No new or substantially increased impacts to human remains would occur beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for cultural resources impacts is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
VI. ENERGY: Would the project:					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	N/A; New CEQA checklist item added subsequent to 2030 General Plan EIR	No	No	No	N/A
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	N/A; New CEQA checklist item added subsequent to 2030 General Plan EIR	No	No	No	N/A

Setting

As a state, California is one of the lowest per capita energy users in the United States, ranked 48th in the nation, due to its energy efficiency programs and mild climate (United States Energy Information Administration 2021). Electricity and natural gas are primarily consumed by the built environment for lighting, appliances, heating and cooling systems, fireplaces, and other uses such as industrial processes in addition to being consumed by alternative fuel vehicles. Most of California's electricity is generated within state with approximately 28 percent imported from the Northwest and Southwest in 2019; however, the state relies on out-of-state natural gas imports for nearly 90 percent of its supply (California Energy Commission [CEC] 2021a and 2021b). In addition, approximately 32 percent of California's electricity supply comes from renewable energy sources, such as wind, solar photovoltaic, geothermal, and biomass (CEC 2021a). In 2018, Senate Bill 100 accelerated the state's Renewable Portfolio Standards Program, codified in the Public Utilities Act, by requiring electricity providers to increase procurement from eligible renewable energy and zero-carbon resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045. Electricity and natural gas service would be provided to the project by Pacific Gas & Electric (PG&E). Fresno County as a whole consumed approximately 352 million therms of natural gas in 2019 in both residential and non-residential uses (CEC 2021c). Fresno County also consumed approximately 7,387 GWh of electricity in 2019 from residential and non-residential uses (CEC 2021d).

Petroleum fuels are primarily consumed by on-road and off-road equipment in addition to some industrial processes, with California being one of the top petroleum-producing states in the nation (California Energy Commission [CEC] 2021). Gasoline, which is used by light-duty cars, pickup trucks, and sport utility vehicles, is the most used transportation fuel in California with 15.4 billion gallons sold in 2019 (CEC 2020). Diesel, which is used primarily by heavy duty-trucks, delivery vehicles, buses, trains, ships, boats and barges, farm equipment, and heavy-duty construction and military vehicles, is the second most used fuel in California with 1.8 billion gallons sold in 2019 (CEC 2020). Table 4

summarizes the petroleum fuel consumption for Fresno County, in which the project site would be located, as compared to statewide consumption.

Table 4 - 2019 Annual Gasoline and Diesel Consumption

Fuel Type	Fresno County (gallons)	California (gallons)	Proportion of Statewide Consumption[1]
Gasoline	376,000,000	15,365,000,000	2.4%
Diesel	49,000,000	1,756,000,000	2.8%

[1] For reference, the population of Fresno County (1,026,681 persons) is approximately 2.6 percent of the population of California (39,466,855 persons) (DOF 2021).

Source: CEC 2020

Energy consumption is directly related to environmental quality in that the consumption of nonrenewable energy resources releases criteria air pollutant and greenhouse gas (GHG) emissions into the atmosphere. The environmental impacts of air pollutant and GHG emissions associated with the project's energy consumption are discussed in detail in Section III, *Air Quality*, and Section VIII, *Greenhouse Gas Emissions*, respectively.

Impact

Construction Energy Demand

The proposed project does not include site plans for any of the project sites. The envisioned future drive-through restaurant on Site 1, would be required to comply with applicable regulations and would be anticipated to use standard construction techniques. Therefore, the project would not involve the inefficient, wasteful, and unnecessary use of energy during construction, and construction impacts related to energy consumption would be less than significant. No new or substantially increased construction-phase impacts related to energy consumption would occur beyond those identified in the 2030 General Plan EIR.

Operational Energy Demand

The proposed project does not include site plans for any of the project sites. The future envisioned drive-through restaurant on Site 1 would be required to comply with applicable regulations such as California Building Energy Efficiency Standards and California Green Building Standards (CALGreen). Therefore, the project would not involve the inefficient, wasteful, and unnecessary use of energy during operation. No new or substantially increased impacts relative to energy consumption would occur beyond those identified in the General Plan EIR.

Therefore, no project-specific mitigation for energy impacts is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
VII. GEOLOGY AND SOILS: Would the project:					
a) Directly or indirectly cause 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.	Impact GEO-1	No	No	No	N/A
ii) Strong seismic ground shaking?	Impact GEO-1	No	No	No	N/A
iii) Seismic-related ground failure, including liquefaction?	Impact GEO-1	No	No	No	N/A
iv) Landslides?	Impact GEO-1	No	No	No	N/A
b) Result in substantial soil erosion or the loss of topsoil?	Impact GEO-2	No	No	No	N/A
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Impact GEO-3	No	No	No	N/A
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Impact GEO-4	No	No	No	N/A

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
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?	Impact GEO-3, Impact GEO-4	No	No	No	N/A
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Section 2.6 Cultural Resources	No	No	No	N/A

Setting

The project lies within the scope of the 2030 General Plan EIR. As identified in the 2030 General Plan EIR, the City of Reedley and the surrounding County of Fresno area has no known active earthquake faults and is not in any Alquist-Priolo Special Studies Zone (City of Reedley 2013a). The immediate Fresno area has low seismic activity levels, although shaking may be felt from earthquakes whose epicenter lie to the east, west, and south. The closest known major fault is the San Andreas Fault located approximately 70 miles to the west. The most serious geologic threat to Reedley would be from a major earthquake in the Eastern Sierra, which could cause flooding resulting from damage to dams on the upper reaches of the San Joaquin River.

Impact

According to the 2030 General Plan EIR, the project sites are not located within a designated Alquist-Priolo Earthquake Fault Zone or on any active or potentially active faults (City of Reedley 2014a). The proposed GPA and rezoning would include the same planning area as the 2030 General Plan analyzed in the 2030 General Plan EIR. Therefore, the project would not result in new or substantially more severe impacts directly or indirectly associated with fault rupture, and no mitigation would apply.

Although no active faults have been mapped across the project sites, seismic events caused by active and potentially active faults in the region could result in seismic ground shaking on the project sites. A seismic hazard cannot be completely ruled out; however, effects can be minimized by implementing requirements specified in the California Building Code (CBC). Compliance with existing building standards and 2030 General Plan goals and policies would minimize potential safety hazards from seismic ground shaking and potential ground failure/liquefaction, and ensure impacts associated with the project would be less than significant. Additionally, since the project sites, like the entire City of Reedley, are located on the level San Joaquin Valley floor, risks from landslides would generally be less than significant.

Figure 10 of the 2030 General Plan EIR identified soil types located within the existing sphere of influence (SOI) generally have low to moderate potential for water and wind erosion. Soils in the

Greenfield, Atwater, and San Joaquin series exist on the project sites. The Greenfield and Atwater soil series are minimally expansive, and therefore would be unlikely to cause damage to structures or flatwork such as paved areas. San Joaquin soils are considered highly expansive however, conformance with CBC requirements would reduce any potential impacts related to soil expansion to a less than significant level. Furthermore, the proposed GPA and zoning updates do not designate any new areas for construction or development that were not contemplated and analyzed for development in the 2030 General Plan EIR. Therefore, the potential for the proposed project to result in unstable soils or to be damaged from expansive soils would be the same as analyzed in the 2030 General Plan EIR, and the proposed GPA and zoning changes would result in no new or more severe impacts related to unstable or expansive soils beyond those identified in the 2030 General Plan EIR.

The proposal for Sites 2 and 3 does not involve development and no impacts would occur, therefore these sites will not be discussed further in this section.

The 2030 General Plan contains a range of goals and policies which will serve to minimize potential soil impacts. The most important of these includes the following policies:

SE 5.2.1 Proposed development projects may be subject to a variety of discretionary action and conditions of approval. The actions and conditions are based on adopted City plans and policies essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community. For example, the City may require preliminary soil (Reedley Municipal Code, Section 11-4-2-D), geotechnical or seismic reports when the subject property is located on land exhibiting potentially unstable soil conditions, suitability for additional development, or other hazardous geologic conditions.

SE 5.2.2 Development should be prohibited in areas where corrective measures to affect the geologic hazard are not feasible.

Implementation of the above policies contained in the 2030 General Plan would ensure that exposure to geologic hazards are minimized and that users of the site are not exposed to substantial geologic related hazards.

To be considered a fossil, an object must be more than 10,000 years old. According to the 2030 General Plan EIR, the geologic materials underlying the Reedley area (non-marine deposits and non-marine terrace deposits) are less than 10,000 years old. Given its geological age, the City, and thereby the project sites, would not be conducive to paleontological resources, and no significant impacts would occur as part of project implementation. However, given that deeper ground disturbances would occur during construction of future projects such as the drive-through on Site 1, the possibility exists that unanticipated paleontological resources may be uncovered. A Condition of Approval (refer to Appendix A) relating to unanticipated fossil discovery has been required by the City to ensure that if any resources are uncovered, the appropriate assessments are conducted, and qualified personnel are retained for further site investigation and preservation measures. This COA would reduce potential impacts related to paleontological resources to a less than significant level.

No new or substantially increased impacts to geological resources would occur beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for geology and soils impacts is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
VIII. GREENHOUSE GAS EMISSIONS: Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Impact CC-1	No	No	No	N/A
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Impact CC-1	No	No	No	N/A

Setting

Overview of Climate Change and Greenhouse Gases

Climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period of time. Climate change is the result of numerous, cumulative sources of GHG emissions contributing to the "greenhouse effect," a natural occurrence which takes place in Earth's atmosphere and helps regulate the temperature of the planet. The majority of radiation from the sun hits Earth's surface and warms it. The surface, in turn, radiates heat back towards the atmosphere in the form of infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping into space and re-radiate it in all directions.

GHG emissions occur both naturally and as a result of human activities, such as fossil fuel burning, decomposition of landfill wastes, raising livestock, deforestation, and some agricultural practices. GHGs produced by human activities include carbon dioxide (CO_2), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Different types of GHGs have varying global warming potentials (GWP). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO_2) is used to relate the amount of heat absorbed to the amount of the gas emitted, referred to as "carbon dioxide equivalent" (CO_2e), which is the amount of GHG emitted multiplied by its GWP. Carbon dioxide has a 100-year GWP of one. By contrast, methane has a GWP of 28, meaning its global warming effect is 28 times greater than CO_2 on a molecule per molecule basis (Intergovernmental Panel on Climate Change 2014).[2]

Anthropogenic activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the concentration of GHGs in the atmosphere that trap heat. Since the late 1700s, estimated concentrations of CO_2, methane, and

[2] The Intergovernmental Panel on Climate Change's (2014) *Fifth Assessment Report* determined that methane has a GWP of 28. However, the 2017 Climate Change Scoping Plan published by the California Air Resources Board uses a GWP of 25 for methane, consistent with the Intergovernmental Panel on Climate Change's (2007) *Fourth Assessment Report*. Therefore, this analysis utilizes a GWP of 25.

nitrous oxide in the atmosphere have increased by over 43 percent, 156 percent, and 17 percent, respectively, primarily due to human activity (United States Environmental Protection Agency 2020). Emissions resulting from human activities are thereby contributing to an average increase in Earth's temperature. Potential climate change impacts in California may include loss of snowpack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (State of California 2018).

Regulatory Framework

State Regulations

In response to climate change, California implemented Assembly Bill (AB) 32, the "California Global Warming Solutions Act of 2006." AB 32 required the reduction of statewide GHG emissions to 1990 emissions levels (essentially a 15 percent reduction below 2005 emission levels) by 2020 and the adoption of rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions. On September 8, 2016, the Governor signed Senate Bill (SB) 32 into law, extending AB 32 by requiring the State to further reduce GHG emissions to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remain unchanged). On December 14, 2017, the California Air Resources Board (CARB) adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 target. The 2017 Scoping Plan relies on the continuation and expansion of existing policies and regulations, such as the Cap-and-Trade Program and the Low Carbon Fuel Standard, and implementation of recently adopted policies and legislation, such as SB 1383 (aimed at reducing short-lived climate pollutants including methane, hydrofluorocarbon gases, and anthropogenic black carbon) and SB 100 (discussed further below). The 2017 Scoping Plan also puts an increased emphasis on innovation, adoption of existing technology, and strategic investment to support its strategies. As with the 2013 Scoping Plan Update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends local governments adopt policies and locally appropriate quantitative thresholds consistent with a statewide per capita goal of six metric tons (MT) of CO_2e by 2030 and two MT of CO_2e by 2050 (CARB 2017).

SJCAVPD Regulations

In August 2008, the SJVAPCD governing board adopted the Climate Change Action Plan (CCAP). The CCAP directed the SJVAPCD to develop guidance to assist lead agencies, project proponents, permit applicants, and interested parties in assessing and reducing the impacts of project specific GHG emissions on global climate change in the context of promoting GHG reductions consistent with AB 32, SB 32, and the CARB Scoping Plan.

Municipal Regulations

In December 2009, the SJVAPCD adopted two guidance documents for assessing impacts of GHG emissions from new development projects: *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* (2009a) and *District Policy - Addressing GHG Emission Impacts for Stationary Source Projects under CEQA When Serving as the Lead Agency* (2009b). The guidance provided in both documents can be utilized to determine the significance of project-specific and cumulative impacts for GHG emissions from stationary source and land use development projects. Projects can be determined as having a less-than-significant GHG emissions impact by: 1) using any combination of SJVAPCD GHG emission reduction measures to meet Best Performance Standards, 2) complying with an approved GHG plan or mitigation program, or 3) reducing GHG emissions by at least 29 percent. Projects exempt from the requirements of CEQA and projects complying with an approved GHG emission reduction plan or mitigation program would be determined to have a less-than-significant individual and cumulative impact related to GHG emissions. Such plans or programs must be specified

in law or adopted by the public agency with jurisdiction over the affected resources and have a certified CEQA document.

In December 2015, the City of Reedley adopted its municipal CAP to address GHG emissions from municipal operations and 2030 General Plan buildout. The CAP outlines the City's near-term, mid-term, and far-term GHG emission reduction goals. The City's GHG emission reduction goals are (City of Reedley 2015a):

- Near-term: Reduce emissions to 15 percent below 2005 levels by 2020.
- Mid-term: Reduce emissions to 50 percent below 2005 levels by 2030.
- Far-term: Reduce emissions to 80 percent below 2005 levels by 2050.

In the absence of a revised CAP that directly addresses SB 32, the adopted SJVAPCD CCAP and Reedley's municipal CAP remain the most appropriate GHG reduction plans with which to assess an individual project's consistency with statewide policies to reduce GHG emissions. Therefore, if the project is consistent with the applicable GHG reduction plan, then its GHG emissions impacts are considered individually and cumulatively less than significant.

Impact

The proposed project does not include site plans for any of the project sites.

As discussed in Section III, *Air Quality,* construction and operational emissions were estimated for the drive-through restaurant envisioned on Site 1.

Construction of the envisioned drive-through on Site 1 would generate temporary GHG emissions primarily as a result of the operation of construction equipment on-site as well as from vehicles transporting construction workers to and from the project site and heavy trucks to transport project materials. Construction of the envisioned drive-through on Site 1 would generate a total of approximately 196 MT of CO_2e (see Appendix C for CalEEMod output files). This GHG emission construction estimate is for informational purposes only and may vary substantially depending on the specific land uses developed on the sites.

Operational emissions modeled include mobile source emissions (i.e., vehicle emissions), energy emissions (electricity and natural gas use), water conveyance and wastewater treatment emissions, solid waste disposal, and area source emissions. Operation of the envisioned drive-through on Site 1 would generate a total of approximately 593 MT of CO_2e (see Appendix C for CalEEMod output files). These GHG emission estimates are for informational purposes only and may vary substantially depending on the specific land uses developed on the sites.

Land use development consistent with the proposed land use designations would be required to comply with applicable measures from the City's CAP. The City's CAP and the FCOG-adopted RTP/SCS, which outlines the region's desired land use pattern through 2042 in order to reduce GHG emissions, are based on the population and land use scenarios contained in local General Plans (FCOG 2017). As discussed in Section III, *Air Quality,* the project would eliminate residential development rights on Sites 1 and 2 and would create equivalent residential development rights on Site 3. As such, the project would not result in a net increase in housing capacity, and there would be no impact on population change.

Because the project would be within the growth assumptions contained in the 2030 General Plan, the project would be consistent with all applicable GHG emission reduction plans, including the SJVAPCD's CCAP, the City's CAP, and FCOG's RTP/SCS. These impacts were considered in the 2030 General Plan EIR, and the project would be consistent with the 2030 General Plan. No new or substantially increased impacts to greenhouse gas emissions would occur beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for GHG emissions impacts is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
IX. 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?	Impact HAZ-1	No	No	No	N/A
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Impact HAZ-1	No	No	No	N/A
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Impact HAZ-2	No	No	No	N/A
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?	Impact HAZ-3	No	No	No	N/A
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 or excessive noise for people residing or working in the project area?	Impact N-3	No	No	No	N/A

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Impact HAZ-4	No	No	No	N/A
h) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	Section 2.8 Hazards and Hazardous Materials	No	No	No	N/A

Setting

According to a review of online historical aerial photographs and topographic maps, it appears that project Site 1 has been vacant since approximately 1998. However, prior to 1998, the site was developed with small structures before being cleared. Project Site 2 has been developed with structures since at least 1956. Project Site 3 was in use for agricultural purposes (orchards) from at least 1956 to 1969 and has been vacant since approximately 1998 (NETR 2021).

According to a review of the online State Water Resources Control Board (SWRCB) GeoTracker database, the online Department of Toxic Substances Control (DTSC) EnviroStor database, and the online DTSC hazardous waste and substances sites (Cortese List), there are no hazardous material release sites in the vicinity of the project sites (SWRCB 2021a, DTSC 2021a, DTSC 2021b). Additionally, review of CalGEM online oil/gas well records show that the project sites are not located within an oil/gas field and there are no oil or gas wells located in the vicinity of the subject properties (CalGEM 2021). According to a review of the CalRecycle online SWIS database, there are no landfills in the vicinity of the project sites (CalRecycle 2021).

According to a review of the United States Department of Transportation online National Pipeline Mapping System database, there are no natural gas or hazardous liquid pipelines in the vicinity of the project sites (USDOT 2021).

The closest educational facilities to project Site 1 and 2 are St. La Salle School and General Grant Middle School, located approximately 0.2-mile northwest and 0.25-mile southwest of the project sites, respectively. The closest educational facilities to project Site 3 are Lincoln Elementary School and General Grant Middle School, located approximately 0.25-mile and 0.1-mile northwest, respectively. The subject properties are not located in any airport safety area or private airstrip. The nearest airport to the project site is the Reedley Municipal Airport, which is a public airport located approximately 4.8 miles to the north-northwest. Furthermore, there are no wildland areas within the vicinity of the project sites, as the surrounding area is developed and urbanized.

The 2030 General Plan EIR assumed development would occur on the project sites, therefore, even with approval of the GPA and zoning changes, the project would remain consistent with the development intensity assumptions for the site.

Construction Impacts

Grading and construction activities for the drive-through on Site 1 could use a limited amount of hazardous and flammable substances/oils during heavy equipment operation for site preparation and building construction. However, all existing and future development within the City would continue to adhere to county, state and federal regulations regarding the transportation, storage, use and handling of hazardous materials. Through implementation of 2030 General Plan policies, enforcement of the City's related zoning regulations, County, state, and federal enforcement of the hazardous materials regulations for which they are responsible, and implementation of the City's emergency operations plan in the event of a hazardous materials release incident, impacts on public health and safety from use and/or accidental release of hazardous materials would be reduced. Additionally, Site 1 is not located on a known hazardous materials site, nor is it located in close proximity to one (SWRCB 2021a; DTSC 2021a, 2021b). Therefore, impacts related to the handling and release of hazardous materials would be less than significant.

Operational Impacts

Operation of a drive-through facility on Site 1 could use a limited amount of hazardous and flammable substances/oils during operation. However, all existing and future development within the City would continue to adhere to County, State and federal regulations regarding the transportation, storage, use and handling of hazardous materials. Through implementation of 2030 General Plan policies, enforcement of the City's related zoning regulations, County, state, and federal enforcement of the hazardous materials regulations for which they are responsible, and implementation of the City's emergency operations plan in the event of a hazardous materials release incident, impacts on public health and safety from use and/or accidental release of hazardous materials would be reduced to less than significant levels.

The closest educational facilities to project Site 1 are St. La Salle School and General Grant Middle School, located approximately 0.2-mile northwest and 0.25-mile southwest of the site, respectively. Implementation of the 2030 General Plan policy mitigations and regulatory requirements would reduce risks from release of hazardous emissions within 0.25-mile of a school. In addition, the future proposed use as a drive-through restaurant would not pose a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, as any uses/handling of potentially hazardous materials would continue to be handled in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22.

Site 1 is not located near an industrial and agricultural area of the City, and impacts related to accidental release of, or transportation, storage, use and handling of, hazardous material would be less than significant. Furthermore, the operation of the drive-through facility would not require the transportation, storage, use or handling of hazardous materials. Therefore, impacts would be less than significant. Policy SE 5.6.1 requires the consideration of hazardous materials risks as part of the City's development planning and development review process.

Site 1 is not located in any airport safety area or private airstrip. The nearest airport to the project site is the Reedley Municipal Airport, which is a public airport located approximately 4.8 miles to the north-northwest. Urban areas have overhead and buried power, gas, rail, and communication utility lines. Regulations require that contractors verify precise locations of these lines and avoid damaging them during construction activities; again, environmental assessment can rely on compliance without specific additional mitigation.

The City's Emergency Operations Plan was developed to protect and preserve life, property, and the environment in the city (City of Reedley 2020). The submittal of project plans for Site 1 in conformance with the City's Emergency Operations Plan and California Fire Code standards would be a condition of

project approval and compliance would be confirmed as part of the Building Permit plan check process. As with any development, access to and through the area of the project would be required to comply with required street widths as determined in the 2016 California Building Code, City of Reedley Municipal Code and Standard Plans and Specifications, and the California Fire Code. Development of Site 1 would not differ substantially in terms of its character or types of emergency situations that could arise from it; therefore, the impairing implementation or physically interfering with an adopted emergency response plan or emergency evacuation plan would not occur.

There are no wildland areas near Site 1, as surrounding areas are developed and urbanized; therefore, the project would not result in exposure of people or structures to a significant risk of loss, injury or death involving wildland fires.

Operations of any residential development on Site 3 would be consistent with the analysis in the 2030 General Plan EIR. Additionally, the development would be required to comply with all applicable regulations.

No new or substantially increased exposure to hazards and hazardous materials would occur beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for hazardous materials and hazardous facilities impacts is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
X. HYDROLOGY AND WATER QUALITY: Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	Impact HYD-1	No	No	No	N/A
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Impact HYD-2	No	No	No	N/A
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
i) result in substantial erosion or siltation on- or off-site;	Impact HYD-3	No	No	No	N/A
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	Impact HYD-3	No	No	No	N/A
iii) 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; or	Impact HYD-3	No	No	No	N/A
iv) impede or redirect flood flows?	Impact HYD-3 & Impact HYD-4	No	No	No	N/A

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Impact HYD-5	No	No	No	N/A
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Impact HYD-2	No	No	No	N/A

Setting

The City of Reedley lies directly over the Kings Basin from which the City extracts its water supply. The Kings Basin is a large groundwater subbasin located within the southern part of the San Joaquin Valley Basin, in the Central Valley of California. The groundwater basin covers an area of 1,530 square miles (California Department of Water Resources 2006).

Storm water flows into street collection systems and enters the storm drain inlets where it is conveyed through sub-surface drainage piping to one of several storm water retention basins located throughout the City of Reedley. There are also two well-defined areas in the City that collect stormwater runoff which flows directly to Alta Irrigation District (AID) facilities. (City of Reedley 2018b).

To support storm drainage facilities the City has created and implemented an impact fee program (City of Reedley 2018c). Development of the drive-through on Site 1 would be subject to this development impact fee to ameliorate potential impacts to the stormwater drainage system from increased industrial development. The development impact fee is charged and collected at the time a building permit is issued.

Impact

According to the 2030 General Plan EIR, implementation of the 2030 General Plan would not violate any water quality standards or waste discharge requirements and would result in a less than significant impact. The proposed GPA and zoning updates would include the same planning area as the 2030 General Plan. Hydrological conditions related to soils and hydrology on and around the project sites have not changed since adoption of the 2030 General Plan EIR, and the proposed project would not designate any new areas for construction or development that were not contemplated and analyzed for development in the 2030 General Plan EIR.

Therefore, potential for the proposed project to result in erosion or the loss of topsoil that could degrade surface water quality would be the same as the 2030 General Plan analyzed in the 2030 General Plan EIR, and the proposed GPA and zoning updates would result in no new or more severe impacts related to unstable or expansive soils beyond those identified in the 2030 General Plan EIR.

The project sites are approximately 130 miles from the Pacific Ocean and are not located in a 100-year flood hazard area, tsunami or seiche zone (Federal Emergency Management Agency 2021), nor does the project propose structures within such an area. Given its location and limited proposed

infrastructure, the project would have no impact related to exposing people or structures to a significant risk of flooding or inundation.

The 2030 General Plan EIR assumed development would occur on the project sites, therefore, even with approval of the GPA and zoning changes, the project would remain consistent with the development intensity assumptions for the site. Development of the envisioned drive-through on Site 1 would result in roughly the same amount of soil disturbance and conversion of pervious to impervious surfaces as assumed by the 2030 General Plan. As with the 2030 General Plan, construction activity associated with the envisioned drive-through, including grading, could have the potential to degrade water quality due to sediment erosion or the presence of contaminants located within the soils, but short-term stormwater pollutant discharges would be mitigated through compliance with the applicable NPDES permitting process, resulting in a less than significant impact.

Additionally, the proposed future drive-through facility on Site 1 would not involve any operations that would substantially degrade water quality or violate any water quality standards or waste discharge requirements and would have less than significant impacts to water quality.

According to the City website, the water supplier for Site 1, and the entire City of Reedley, is the City of Reedley Water Division (CRWD) (City of Reedley 2021). The future drive-through facility would utilize water provisions from the CRWD, and thereby would not require increased demand on local groundwater supplies.

Since Site 1 is relatively flat, construction activities for the future drive-through restaurant would result in a minimal amount of soil disturbance. Additionally, the facility would be required to be in compliance with Section 8-5-10-1 of the Municipal Code, which outlines minimum performance requirements to limit the square-footage of impervious surfaces within the city stormwater service area, as well as reduce runoff and improve water quality. With compliance of these requirements, the future drive-through facility would not interfere with groundwater recharge or majorly alter existing drainage patterns; nor would it result in any significant impacts related to groundwater management, or impede or redirect flows.

Development of the future drive-through on Site 1 would be required to comply with all applicable plans, permits, and regulations governing water quality within the City, and would not increase the City's use of groundwater. Therefore, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

The project would result in similar development intensity compared to the 2030 General Plan land use and zoning. The impacts related to stormwater were discussed in the 2030 General Plan EIR under Impact HYD-1 (City of Reedley 2013a) and 2030 General Plan Policy CIR 3.10.17, which requires developments to pay storm drainage impact fees, consistent with the Storm Drain Master Plan. No new or substantially increased impacts related to hydrological resources or water quality would occur beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for hydrology and water quality impacts is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
XI. LAND USE AND PLANNING: Would the project:					
a) Physically divide an established community?	Section 2.14 Effects Found Not to be Significant	No	No	No	N/A
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Section 2.14 Effects Found Not to be Significant	No	No	No	N/A

Impact

As described in the Project Description, the existing Land Use Designations for Project Sites 1 and 2 (High-Density Residential) are consistent with their existing zoning of RM-2. The project proposes a General Plan Amendment (GPA) and zoning update for Sites 1 and 2 to Neighborhood Commercial and Community Commercial uses, and therefore would remain consistent with the 2030 General Plan Land Use and Zoning District descriptions.

Site 3 has an existing Land Use designation of Low-Density Residential yet is currently incompatibly zoned RM-2 (High-Density Residential). The project includes a GPA to update the Land Use designation for Site 3 to match its zoning of RM-2. Therefore, the updates proposed by the project would create consistency between the 2030 General Plan Land Use and Zoning designations for the project sites.

Buildout of the project would not result in impacts related to physically dividing an established community because, with implementation of the proposed GPA, project Sites 1 and 2 are bounded by similar, existing commercial uses to the north, south, and east, and Site 3 by similar, existing high-density residential uses to the south. Implementation of the project would not construct buildings or remove roadways in a location that would prevent travel from one project site to another, in any direction.

The project would not result in impacts related to conflict with adopted plans, policies or regulations, as it would comply with the those of the 2030 General Plan, which was found to be consistent with the SJVAPCD's AQMPs, FCOG RTP/SCS, and the Valley Blueprint (City of Reedley 2013a).

The project would be consistent with the designated land uses; therefore, the project would be consistent with the 2030 General Plan Land Use and Zoning District descriptions (2030 General Plan, Table 2-4, Pages 33-34).

The project is consistent with a variety of 2030 General Plan Land Use Element goals and policies, including the following:

LU2.5E Encourage a concentrated urban land use pattern that prioritizes development of in-fill and by-passed parcels, provides for the economically efficient provision of urban services, and maintains Downtown as the core of the City.

LU 2.5.2 New development will only be approved in sequential fashion contiguous to existing development to ensure orderly extension of municipal services and unnecessary conversion of agricultural lands. Development standards shall incorporate measures to preserve and protect agricultural land as set forth in Policies LU 2.5.1 through LU 2.5.18 and COSP 4.3.1 through 4.3.4

LU 2.7.5 Encourage and support within existing neighborhoods in-fill development.**LU 2.7.21** Mixing of residential uses, densities and lot sizes shall be encouraged, while maintaining traditional neighborhood values and emphasizing concepts for livable, walkable neighborhoods.

LU 2.7.34 Neighborhood Commercial uses shall be sited in locations where they can function as "activity nodes" for surrounding neighborhoods.

LU 2.7.39 Locations at an intersection are most appropriate for Neighborhood Commercial uses.

LU 2.7.40 Community Commercial designations shall be located primarily at the following locations:

(a) Manning Avenue east of Columbia Avenue

The project would be consistent with implementing the 2030 General Plan and supporting orderly growth consistent with surrounding uses. Implementation of the project would not result in new or substantially increased land use impacts beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for land use impacts is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
XII. 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?	Section 2.14 Effects Found Not to be Significant	No	No	No	N/A
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?	Section 2.14 Effects Found Not to be Significant	No	No	No	N/A

Impact

The Fresno County General Plan Update Background Report provides information on the location and types of mineral resources located in the County. The Background Report shows that there are no areas indicative of significant mineral deposits, or where it is judged that a high likelihood for their presence exists (classified as Mineral Resource Zone MRZ-2) (Fresno County 2000). The City has not previously or currently designated important mineral resources recovery areas within or immediately adjacent to the City of Reedley. Therefore, the project would have no impacts on mineral resources.

No new or substantially increased impacts to mineral resources would occur beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for mineral resource impacts is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
XIII. NOISE: Would the project result in:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Impact N-1	No	No	No	N/A
b) Generation of excessive ground borne vibration or ground borne noise levels?	Impact N-2	No	No	No	N/A
c) For a project located within the vicinity of a private airstrip or 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?	Impact N-3	No	No	No	N/A

Setting

The 2030 General Plan EIR assumed development would occur on the project sites, therefore, even with approval of the GPA and zoning changes, the project would remain consistent with the development intensity assumptions for the site. Noise is generally defined as “unwanted sound,” which is a subjective determination of measurable physical phenomena. Ambient noise levels are a major determinant of “quality of life.” Noise levels not only affect the utility and enjoyment of property, they directly affect property values and affect human health.

Noise is an important factor which can influence the quality of life in the City of Reedley. Such exposure to excessive noise levels can adversely affect human health. Therefore, it is important to recognize the interrelationship of the noise element to land use, housing, circulation, and open space. The purpose of the 2030 General Plan Noise Element is to identify noise sources that exist within the City and planned Sphere of Influence (SOI). The Noise Element also establishes goals and policies to minimize potential adverse impacts from transportation and stationary noise to sensitive land uses such as residences, schools, churches, and hospitals. The nearest sensitive receivers to project Site 1 are single-family residences located directly west of the property line.

The City Noise Element establishes a land use compatibility criterion of 60 A-weighted decibels (dBA) Day-Night Average Sound Level (DNL) for exterior noise levels in outdoor activity areas. Outdoor activity areas generally include backyards of single-family residences and patios and common open space areas in multi-family developments. The intent of the exterior noise level requirement is to provide an acceptable noise environment for outdoor activities and recreation. Furthermore, the Noise Element also requires that interior noise levels attributable to exterior noise sources not exceed 45 dBA DNL. The intent of the interior noise level standard is to provide an acceptable noise environment for indoor communication and sleep. Applicable Noise Element standards from the 2030 General Plan are shown below in Table 5 and Table 6.

Table 5 – Allowable City-Wide Transportation Source Noise Exposure

	Noise Sensitive Land Uses	New Transportation Noise Sources
Indoor	45	45
Outdoor	60	60

Source: Table 6.1.2-A of the 2030 General Plan
1. This table is applicable to noise sources created by either new development and/or new transportation projects.
2. Based on an evaluation of the existing condition and proposed project, the Community Development Director may allow exterior exposure up to 65 dB DNL where practical application of construction practices has been used to mitigate exterior noise exposure.

Table 6 – Allowable Stationary Source Noise Exposure

	Daytime (7:00 AM to 10:00 PM)	Nighttime (10:00 PM to 7 AM)
Hourly Leq, dBA	55	50
Maximum Level, dBA	70	65

Source: Table 6.1.2-B of the 2030 General Plan
1. As determined within outdoor activity areas of existing or planned noise-sensitive uses, if outdoor activity area locations are unknown, the allowable noise exposure shall be determined at the property line of the noise sensitive use.
2. Based on an evaluation of the existing condition and proposed project, the Community Development Director may allow exterior exposure up to 65 dB DNL where practical application of construction practices has been used to mitigate exterior noise exposure.

The subject properties are not located in any airport safety area or private airstrip. The nearest airport to the project site is the Reedley Municipal Airport, which is a public airport located approximately 4.5 miles to the northwest.

Impact

Construction

Construction of a drive-through on Site 1 would require noise-generating equipment and vehicles that would temporarily increase noise levels in the vicinity. Construction of the project would generate noise associated with construction equipment and vehicle use. Construction noise may generate noise levels up to 85 dBA L_{eq} at 50 feet. However, construction of the drive-through would not be any more intense than what would occur on Site 1 under the existing zoning already evaluated in the 2030 General Plan EIR, and construction would be temporary, intermittent, and within the acceptable daily construction hours of 7:00 AM to 5:00 PM. Therefore, impacts would be less than significant.

The use of construction equipment can cause ground vibrations that diminish in strength with distance from the source. Buildings founded on the soil in the vicinity of a construction site may be affected by these vibrations, with varying results ranging from no perceptible effects at the lowest levels, low rumbling sounds and perceptible vibrations at moderate levels, and slight damage at the highest levels. Typically ground vibration does not reach a level where it damages structures unless the structure is extremely fragile. Vibration source levels for typical construction equipment are shown in Table 7.

Table 7 – Vibration Source Levels for Typical Construction Equipment

Type of Equipment	Approximate Ground Velocity in Decibels at 25 feet (inch/second)
Small Bulldozer	58
Loaded Trucks	83
Source: FTA 2018	

According to the 2030 General Plan EIR, if the vibration level at a sensitive land use (i.e., residential use) reaches a ground velocity of 85 vibration decibels (VdB), most people would typically be annoyed by the vibration (FTA 2018). The intermittent use of construction equipment and temporary duration of construction activity would ensure that vibration levels do not adversely affect nearby residences. Vibration impacts would be less than significant.

Operation

Project Site 1 is immediately adjacent to single family residences to the west, with a street buffer between single family residences to the north and south, as well as a church to the east. East Manning Avenue, directly north of Site 1, is a main two-to-four-lane roadway which generates traffic noise.

As noted in the 2030 General Plan EIR, Mitigation Measure N-3(c) is required to analyze stationary noise sources. A Condition of Approval (COA) has been included for this project which would require a noise study to be conducted prior to the issuance of building or grading permits for the drive-through facility to ensure that noise sources emitted would not exceed threshold levels established in the 2030 General Plan EIR. This study would include methods for reducing noise levels if required. These methods could include, but would not be limited to, block walls, vegetation, placement of drive-through lane to reduce noise, etc. Adherence to City noise exposure regulations in Table 5 and Table 6, 2030 General Plan Noise Element policies NE 6.1.5 and NE 6.1.6, and implementation of the noise COA would ensure acceptable noise levels form the envisioned drive-through on Site 1; impacts would be less than significant.

No new or substantially increased noise impacts would occur beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for noise impacts is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
XIV. POPULATION AND HOUSING: Would the project:					
a) Induce substantial unplanned 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)?	Section 2.14 Effects Found Not to be Significant	No	No	No	N/A
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Section 2.14 Effects Found Not to be Significant	No	No	No	N/A

Impact

The project includes a General Plan Amendment (GPA) from High Density Residential (HDR) to Neighborhood Commercial (CN) on Site 1, and HDR to Neighborhood Commercial and Community Commercial on Site 2. The General Plan designation for Site 3 would also be changed from Low Density Residential to HDR. Additionally, the proposed project would rezone approximately 2.6 acres of Multi-Family Residential (RM-2) land to Neighborhood Commercial (NC) and Community Commercial (CC) land uses on Sites 1 and 2.

Site 3 is included in the project to offset the loss of housing caused by updating the zoning on Site 1 from residential to commercial uses. By updating the General Plan designation of Site 3 from Low Density Residential to High Density Residential, no net loss of housing would occur as a result of the project. Additionally, the amount of development allowed on Site 3 would be the same before and after the GPA, because the zoning itself is not changing. Therefore, there would be no impact to population change. Furthermore, the proposal for Site 2 does not involve development and therefore, no population impacts would occur.

The proposed future drive-through restaurant on Site 1, would not create a substantial number of jobs in the City. Additionally, with approval of the proposed project, Site 1 would be zoned for Neighborhood Commercial uses, and would not be developed with residences. Therefore, the project would have no impacts related to population increases (either directly or indirectly). The site is currently vacant so no housing would be displaced as a result of the project and no replacement housing would be required to be constructed elsewhere. No new or substantially increased impacts related to population and housing would occur beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for population and housing impacts is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
XV. PUBLIC SERVICES:					
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
Fire protection?	Impact PS-1	No	No	No	N/A
Police protection?	Impact PS-2	No	No	No	N/A
Parks?	Impact PS-4	No	No	No	N/A
Schools?	Impact PS-3	No	No	No	N/A
Other public services?	Impact PS-5	No	No	No	N/A

Impact

The project sites are located within the existing City limits of the City of Reedley and are currently within the existing service areas for police and fire protection. As discussed in Section XIV, *Population and Housing,* no residential uses are proposed as part of the project. Therefore, no population increase would occur, and there would be no increased demand for park or school facilities as a result of project implementation.

The proposal for Sites 2 and 3 does not involve development and no public service impacts would occur.

The proposed future drive-through restaurant on Site 1 would require emergency service protections and would be within the service areas covered by the Reedley Police Department (RPD), Reedley City Fire Department (RCFD). However, implementation of the drive-through would not result in a substantial increase demand in services from the RPD and RCFD, nor would new or replacement facilities need to be constructed as a result of the drive-through's implementation. Therefore, no new or substantially increased impacts related to public services would occur beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for public service impacts is required

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
XVI. 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?	Impact PS-4	No	No	No	N/A
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?	Impact PS-4	No	No	No	N/A

Impact

As discussed in Section XIV, *Population and Housing,* the project would not include the construction of new residential uses. Additionally, the total development potential of all three sites would remain the same because the existing development potential for Site 1 is being transferred to Site 3; therefore, there would be no increase in potential residential development as a result of this project. No population increase would occur, and no subsequent increased demand for recreational facilities would result. Additionally, the proposed project sites are not currently developed with recreational facilities. Therefore, no new or substantially increased impacts to recreational facilities would occur beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for recreation impacts is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
XVII. TRANSPORTATION: Would the project:					
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Impact T-1 to Impact T-5	No	No	No	N/A
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Section 2.12 Traffic and Transportatio n	No	No	No	N/A
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Impact T-2, Impact T-3	No	No	No	N/A
d) Result in inadequate emergency access?	Impact T-4	No	No	No	N/A

Setting

Reedley's surface transportation system is composed of numerous city streets, which, in some cases, connect to county roads on the periphery of the City. Other system modalities include public transit systems, fixed route transit services, paratransit services, general aviation, and freight rail services. Where service is available, public transportation is utilized primarily by a transit-dependent population, i.e., the elderly, students, low-income residents, and the physically handicapped. These segments of the population generally have limited access to automobiles. Implementation of the 2030 General Plan Circulation Element would improve the existing regional transportation and circulation system (City of Reedley 2014a).

The City requires Traffic Impact Studies for projects which may cause an adverse effect based upon the number of vehicle trips generated by the project, location of the project relative to the existing circulation system, and actual or assumed level-of-service of surrounding streets or intersection. The 2030 General Plan policy is stated below:

CIR 3.2.28 Development resulting in any of the following shall be required, as part of the special permit approval process, to have a licensed engineer complete a traffic impacts study. The scope of that study shall be determined by the City Engineer and paid for by the developer.

(a) 500 vehicle trips per day; or

(b) 250 a.m. or p.m. peak hour trips; or

(c) 25 Percent increase to existing traffic conditions from the development project.

Impact

Access to and from the project sites would be provided by existing roads. Site 1 includes existing access via Manning Avenue to the north, North Sunset Avenue to the east, and East Linden Avenue to the south. Site 2 includes existing access via Manning Avenue to the north and North Sunset Avenue to the west. Site 3 includes existing access via a pedestrian-only path to the north and North Sunset Avenue to the west. Additional access points could be required to be designed for large trucks and/or emergency vehicles to be able to maneuver onto the project site and the site is designed to provide adequate turnaround space for large vehicles. No hazardous designs are proposed as part of the project that would prevent emergency vehicles from accessing the project sites. The proposed future drive-through on Site 1 of the project would be reviewed by the City of Reedley and the City of Reedley Fire Department to ensure ingress/egress is adequate and maintained for emergency response vehicles as required by City standards. Therefore, there would be less than significant impacts related to incompatible design, use, or emergency access.

The 2030 General Plan EIR assumed development would occur on the project sites, therefore, even with approval of the GPA and zoning changes, the project would remain consistent with the development intensity assumptions for the site. Construction of the envisioned future drive-through restaurant on Site 1 would generate temporary traffic for deliveries of equipment and materials to the project site and construction worker traffic. However, construction traffic would be temporary, and the movement of construction equipment would be limited to the project site during the construction period. Therefore, construction traffic would not substantially interfere with the City's circulation system and no significant impacts would occur.

Patrons of drive-through facilities are typically people who live in the area of the drive-through or who drive by the area regularly. Therefore, these patrons would not contribute to an increase in VMT. It is possible that the drive-through may slightly reduce VMT in the City due to offering another drive-through restaurant option that may be closer to some neighborhoods than others, thereby allowing customers to not drive as far to visit such an establishment. As such, the project would not significantly increase VMT in the surrounding area.

The applicant would be required to pay the City of Reedley's Transportation Impact Fee to contribute to citywide transportation improvements. The envisioned drive-through on Site 1 would not result in substantial adverse impacts to the existing circulation system or conflict with adopted policies, plans, or programs intended to facilitate the adequate operation of the City's circulation system. Project conditions of approval and applying fair share development impact fees would serve to reduce any transportation related impacts directly caused by the project.

No new or substantially increased traffic impacts would occur beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for transportation impacts is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
XVIII. TRIBAL CULTURAL RESOURCES: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	N/A; New CEQA checklist item added subsequent to 2030 General Plan EIR	No	No	No	N/A
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	N/A; New CEQA checklist item added subsequent to 2030 General Plan EIR	No	No	No	N/A

Impact

Conditions related to tribal cultural resources on and around the project sites have not changed since adoption of the 2030 General Plan EIR, and the proposed project would not designate any new areas for construction or development that were not contemplated and analyzed for development in the 2030 General Plan EIR. The project sites are not eligible or listed in the California Register of Historical Resources, nor are they within the vicinity of such resources; therefore, no impacts would occur.

A Senate Bill (SB) 18 and Assembly Bill (AB) 52 tribal consultation was conducted as part of the City's 2030 General Plan EIR process, and the tribal representatives did not offer any comments or concerns regarding the 2030 General Plan. The project sites are within the General Plan Study area, and the 2030 General Plan EIR concluded that the potential for previously undiscovered tribal cultural resources to be found during construction projects cannot be ruled out. However, pursuant to Public Resources Code (PRC) Section 5097, and Section 7050.5 of California's Health and Safety Code, any resource discoveries would require the cessation of construction activity and notification of the Native American

Heritage Commission (NAHC) prior to construction resuming, which would reduce potential impacts to tribal cultural resources to a less than significant level.

The project sites have been historically disturbed for urban development and agriculture, thereby reducing the potential for previously undiscovered human remains to occur on the project sites. The project does not propose any land use or zoning changes that would result in additional site disturbance beyond what was evaluated for General Plan buildout in the 2030 General Plan EIR, and development of the drive-through on Site 3 would require compliance with PRC Section 5097 and Section 7050.5 of the California Health and Safety Code. As such, the project would not cause a substantial adverse change in the significance of a tribal cultural resource.

No new or substantially increased impacts to tribal cultural resources would occur beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for tribal cultural resources is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Impact UTIL-1 and Impact UTIL-2	No	No	No	N/A
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Impact UTIL-3	No	No	No	N/A
c) 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?	Impact UTIL-4	No	No	No	N/A
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Impact UTIL-4	No	No	No	N/A
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Impact UTIL-4	No	No	No	N/A

Impact

The proposal for Sites 2 and 3 does not involve development and no impacts related to Utilities and Service Systems would occur, therefore these sites will not be discussed further in this section.

The City currently operates its own wastewater treatment plant (WWTP) located at 1701 West Huntsman Avenue in Reedley, California. The WWTP Phase 1 project was completed which expanded the plant's capacity to five million gallons per day (mgd) and constructed new percolation ponds (City of Reedley 2017b). The WWTP has also been designed to accommodate future expansion to a total capacity of seven mgd (City of Reedley 2006). At total plant build-out, the WWTP could accommodate anticipated growth for the next 20 years. The WWTP is currently operating at approximately 2.3 mgd (City of Reedley 2018b) and per discussions with City staff, the WWTP is currently operating with 50 percent available capacity. According to the City of Reedley *Wastewater Treatment Plant Master Plan*, new percolation ponds (approximately 20 acres total) will be constructed within the WWTP boundary and will enable the plant to continue to provide 100 percent effluent reclamation via percolation (City of Reedley 2006). The proposed future drive-through on Site 1 would produce a negligible increase in wastewater production, well within the treatment capacity at the WWTP. Therefore, the drive-through would not result in an exceedance of wastewater treatment requirements or necessitate the construction of new wastewater treatment facilities, and impacts would be less than significant.

The proposed future drive-through on Site 1 would utilize existing street connections to the City water, wastewater, electrical, natural gas, and storm drainage systems. The increment of additional service demand would be minimal and well within the available capacities of each of the public utility systems, therefore impacts would be less than significant.

As discussed under Section X, *Hydrology and Water Quality*, the 2030 General Plan contains goals and policies to reduce water demand and increase water use efficiency, with which the future drive-through on Site 1 would comply. Furthermore, the 2015 Urban Water Management Plan (UWMP) identifies adequate water supplies for the Site 1 service area, through the planning horizon of the 2030 General Plan. Therefore, impacts would be less than significant.

As discussed in Section X, *Hydrology and Water Quality*, the future drive-through facility would be required to be in compliance with Section 8-5-10-1 of the Municipal Code, which outlines minimum performance requirements to limit the square-footage of impervious surfaces within the city stormwater service area, as well as to reduce stormwater. With compliance, the drive-through would not result in impacts related to stormwater drainage.

As discussed in Section X, *Hydrology and Water Quality*, the City has created and implemented an impact fee program, which would apply to the future drive-through restaurant, to reduce potential impacts to the City's stormwater infrastructure, which would be consistent with the 2030 General Plan Policy CIR 3.10.17, and would be consistent with the Storm Drain Master Plan.

Implementation of the future drive-through on Site 1 would generate construction waste upon development. The closest active and permitted landfill, the City of Clovis Landfill, is located approximately 27 miles northwest of project Site 1, has an active operational status with 2,000 tons per day of allowable throughput, and a remaining capacity of 7.7 million cubic yards (CalRecycle 2019b). However, the drive-through restaurant is not anticipated to contribute to an exceedance of the receiving facility's allowable daily capacity, and impacts would be less than significant.

No new or substantially increased impacts related to utility and service systems would occur beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for utilities and service system impacts is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	Impact HAZ-4	No	No	No	N/A
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risk, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	N/A; New CEQA checklist item added subsequent to 2030 General Plan EIR	No	No	No	N/A
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water source, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	N/A; New CEQA checklist item added subsequent to 2030 General Plan EIR	No	No	No	N/A
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	N/A; New CEQA checklist item added subsequent to 2030 General Plan EIR	No	No	No	N/A

Impact

The *Wildfire* issue area was added to the CEQA checklist subsequent to the 2030 General Plan EIR, however impacts related to wildfire were evaluated in the 2030 General Plan EIR as part of its evaluation of hazards and hazardous materials. The City's Emergency Operations Plan was developed to protect and preserve life, property and the environment in the city. Development of the project sites would introduce new residential and commercial uses on the site but would not differ from the types of emergency situations that may potentially arise compared to the surrounding uses. As discussed in Section IX, *Hazards and Hazardous Materials*, and Section XVII, *Transportation*, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; therefore, impacts would be less than significant.

The project sites are designated Local Responsibility Areas for fire protection responsibility and are not located in a designated very high fire hazard severity zone (VHFHSZ) (Calfire 2021). There are no wildland areas near the project site, as urban area surrounds the site and surrounding non-urban areas are developed with light industrial and agricultural operations. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, and would not result in impacts.

The project would not expose people or structures to significant wildland fire risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no impacts would occur.

No new or substantially increased wildfire related hazards would occur beyond those identified in the 2030 General Plan EIR.

Therefore, no project-specific mitigation for wildfire impacts is required.

ENVIRONMENTAL ISSUE AREA	Where Impact Was Analyzed in the 2030 General Plan EIR	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Do 2030 General Plan EIR Mitigation Measures Address/ Resolve New or More Severe Project Impacts?
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:					
a) Does the project have the potential to substantially 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, substantially 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?	Impact BIO-1 through Impact BIO-4, Impact CR-1, Impact CR-2	No	No	No	N/A
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)?	Section 3.0 Cumulative Impacts	No	No	No	N/A
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Sections 2.1 through 2.14, Section 5.0	No	No	No	N/A

a) The project does not have the potential to substantially degrade the quality of the environment. Compliance with all the applicable 2030 General Plan EIR Mitigation Measures and Standard Conditions of Approval identified in Appendix A would ensure that project implementation would not 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, or reduce the number or restrict the range of a rare or endangered plant or animal. Implementation of the project would not eliminate important examples of the major periods of California history or pre-history. Therefore, no new or substantially increased impacts would occur beyond those identified in the 2030 General Plan EIR.

b) The potential for adverse cumulative effects were considered in the response to each question in Sections I through XVII of this Addendum. In addition to project specific impacts, this evaluation considered the project's potential for incremental effects that are cumulatively considerable within the Air Quality and Greenhouse Gas emissions section of this Addendum. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. No new or substantially increased cumulative development impacts would occur beyond those identified in the 2030 General Plan EIR.

c) In the evaluation of environmental impacts in this Addendum, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in Sections III. *Air Quality*, VII. *Geology and Soils*, IX. *Hazards and Hazardous Materials*, X. *Hydrology and Water Quality*, XI. *Land Use and Planning*, XIII. *Noise*, XIV. *Population and Housing*, XV. *Public Services*, XVII. *Transportation*, and XIX. *Utilities and Service Systems*. As a result of this evaluation, there is no substantial evidence that there are adverse effects to human beings associated with this project that cannot be mitigated to less than significant levels by mitigation established in the 2030 General Plan EIR. Therefore, the project has been determined not to cause substantial adverse effects on human beings, either directly or indirectly.

In summary, given the preceding analysis, mitigation from the 2030 General Plan EIR (SCH No. 2010031106) and Standard Conditions of Approval (Appendix A), it may be concluded that the project:

- Would not have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly.
- Would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish/wildlife or native plant species (or cause their population to drop below self-sustaining levels), does not threaten to eliminate a native plant or animal community, and does not threaten or restrict the range of a rare or endangered plant or animal.
- Would not eliminate important examples of elements of California history or prehistory.
- Would not have impacts which would be cumulatively considerable even though individually limited.

Therefore, there are no mandatory findings of significance and no new or more severe environmental impacts beyond those disclosed in the 2030 General Plan EIR that would occur as a result of the project. The preparation of a subsequent EIR is not necessary per Section 15162(a) of the CEQA Guidelines.

Attachments, Exhibits, and References

Appendices

A Mitigation from the 2030 General Plan Environmental Impact Report (SCH No. 2010031106) and Standard Conditions of Approval

B Reedley 2030 General Plan, dated February 18, 2014 can be accessed at the following link: (http://www.reedley.com/departments/community_development/Major_Projects/) and at the Planning Division of the City of Reedley Community Development Department, located at 1733 9th Street Reedley, CA 93654

C Air Pollutant and GHG Emissions Modeling D

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Mitigation Monitoring And Reporting Program

For

Final Environmental Impact Report (State Clearinghouse No. 2010031106)

&

Reedley General Plan 2030 Update

February 18, 2014

City of Reedley
Community Development Department
1733 Ninth Street, City Hall
Reedley, California 93654
(559) 637-4200

MITIGATION MONITORING AND REPORTING PROGRAM

The following Mitigation Monitoring and Reporting Program (MMRP) for the Reedley General Plan 2030 Update (GPU) project has been prepared pursuant to CEQA Guidelines, Section 15097 and Public Resources Code, Section 21081.6. This MMRP lists applicable mitigation measures from the Final Environmental Impact Report for the project. The appropriate timing of implementation and responsible party are identified to ensure proper enforcement of the mitigation measures from the EIR to reduce project impacts to less than significant levels.

Because the Environmental Impact Report (EIR) is programmatic in nature (CEQA Guidelines, Section 15168), the goals and policies contained in the proposed GPU serve as the primary means of avoiding or reducing impacts identified for each environmental topic evaluated. Once the proposed GPU is adopted by the City, all future development projects must be substantially consistent with the proposed GPU and its policies. Consequently, the City's implementation of the GPU policies would serve as a mitigation tool for avoiding or reducing project-specific and cumulative environmental effects of resulting from buildout of the City pursuant to the GPU. Implementation of many of the proposed policies would serve to avoid or significantly reduce and lessen the environmental effects of new development. See Draft Program EIR, Table S-1, Significant Impacts and Mitigation Measure Summary (Pg. S-3) and Recirculated Draft Program EIR, Table S-1, Significant Impacts and Mitigation Measure Summary (Page S-5).

This programmatic level EIR references GPU policy implementation as the primary tool by which potential environmental impacts of buildout of the SOI will be avoided or reduced. The GPU policies were applies to a level of less than significant level and are not explicitly identified as mitigation measures within this MMRP.

Where proposed GPU goals and policies may not serve to reduce a significant impact to a less than significant level, mitigation measures are proposed for that purpose. Where the GPU policies may not serve to adequately mitigate significant impacts to a less than significant level, mitigation measures are identified. The City may rely on General Plan policies to mitigate environmental impacts under CEQA (See Napa Citizens for Honest Gov't v. Napa County Board of Supervisors (2001) 91 Cal.App 4th). Therefore, these mitigation measures were designed as an enforceable commitment and not merely adopted to be disregarded. The Mitigation Measures themselves are designed to fill "gaps" that may exist between the level of impact avoidance or reduction provided by implementation of GPU goals and policies, and the level of impact avoidance or reduction needed to mitigate significant impacts to a less than significant level. In this case, both GPU policies and additional mitigation measures were included in the reporting program.

The following MMRP identifies the entity responsible for verifying that the mitigation measures for the project are performed. The City of Reedley, as lead agency, will also be responsible for providing a date that each mitigation measure is verified as completed. The MMRP provides a comment/verification date column for the responsible entity to provide notes and remarks and provide a date the measure was completed. The timing of implementing the mitigation measures in the MMRP is identified in each measure.

The performance of the mitigation measures is the responsibility of the project applicant. The project applicant is responsible to provide evidence to the City of Reedley that the mitigation measures are performed and completed. The City of Reedley, as lead agency, will be responsible for ensuring that implementation of all mitigation measures occurs in accordance with this program.

Impact	Mitigation Measure	Timing of Implementation	Responsible Agency/Department	Comment/Verification Date
2.2 Agricultural Resources				
Impact AG-1: Conversion of approximately 2,983 acres of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.	Land Use Policies: LU 2.5.1: In areas outside the city limits, the City shall encourage Fresno County to: a) Maintain an exclusive agricultural zone district. b) Maintain a minimum permitted lot size for agricultural land which ensures that the land can be used for commercial agricultural purposes.	LU 2.5.1: Ongoing	City of Reedley, County of Fresno & Local Area Formation Commission	
	LU 2.5.2: New development will only be approved in sequential fashion contiguous to existing development to ensure orderly extension of municipal services and unnecessary conversion of agricultural lands. Development standards shall incorporate measures to preserve and protect agricultural land as set forth in Policies LU 2.5.1 through LU 2.5.18 and COSP 4.3.1 through 4.3.4.	LU 2.5.2: Ongoing	City of Reedley, County of Fresno & Local Area Formation Commission	
	LU 2.5.3: The City shall oppose formation of new land conservation contracts on land adjacent to the City's boundaries. The City shall also work with owners of land within the SOI who wish to file for non-renewal of Williamson Act contracts in advance of urban development.	LU 2.5.3: Ongoing	City of Reedley	
	LU 2.5.4: Within one year of the adoption of the GPU, the City shall adopt a right-to-farm ordinance which will require purchasers of residential, industrial and/or commercial properties within close proximity to existing agricultural uses to acknowledge that their land borders, or is in close proximity to, agricultural land and will endure the potential impacts of that interface. The goal of this proposed ordinance is to promote and protect existing agriculture operations, allowing farmers/ ranchers to conduct operations when urban land	LU 2.5.4: Within one year of the adoption of the GPU.	City of Reedley, County of Fresno & Local Area Formation Commission	

	uses extend into natural resource areas or are side-by-side, and, address the subject of frequent nuisance complaints. This Ordinance shall be implemented through a right-to-farm covenant to be recorded against the dominant and subordinate properties.			
	LU 2.5.5: The City shall discourage the development of peninsulas of urban development into agricultural lands.	LU 2.5.5: Ongoing	City of Reedley	
	LU 2.5.6: In cooperation with Fresno County, Fresno Local Agency Formation Commission (LAFCO), community and agricultural industry stakeholders, the City shall adopt and maintain a SOI consistent with the goals and policies of this GPU. The sphere of influence shall serve the mutual interest of the County and City by preserving agricultural uses from incompatible or unplanned urban uses.	LU 2.5.6: Ongoing	City of Reedley, County of Fresno & Local Area Formation Commission	
	LU 2.5.7: Require contiguous development within the SOI unless it can be demonstrated that the development of contiguous property is infeasible. An analysis of the fiscal impacts on public utilities including water, surface transportation, and service shall be required as part of the application to annex new territory into the City.	LU 2.5.7: Ongoing	City of Reedley, County of Fresno & Local Area Formation Commission	
	LU 2.5.8: The City shall not support annexing land for residential development until at least eighty (80%) percent of the existing residentially designated land inside the city limits is developed.	LU 2.5.8: Ongoing	City of Reedley, County of Fresno & Local Area Formation Commission	
	LU 2.5.9: Work with Fresno County and Fresno LAFCO to maintain agricultural designations in areas outside the Reedley SOI.	LU 2.5.9: Ongoing	City of Reedley, County of Fresno & Local Area Formation Commission	

	LU 2.5.10: Continue to maintain a Memorandum of Understanding (MOU) with Fresno County which clearly sets forth the following: a) The County shall not approve any discretionary development permit for new urban development within the City's SOI unless that development has first been referred to the City. b) That the development is orderly. c) County shall require development standards of the City of Reedley, when development is within the existing SOI. d) The City application for the annexation of any new territory be consistent with the Cortese-Knox Act. e) City initiated annexation shall have development eminent, with at least fifty (50) percent of the proposed area having an approved site plan and/or tentative map.	LU 2.5.10: Ongoing	City of Reedley, County of Fresno	
	LU 2.5.11: The Plan should foster the establishment of a concentrated urban development pattern, with land outside the planned urban area being designated exclusively for Agriculture.	LU 2.5.11: Ongoing	City of Reedley	
	LU 2.5.12: New urban development should occur in an orderly manner with initial development occurring on the available undeveloped properties within the City's limits which would be considered in-fill, by-passed parcels or in parcels in close proximity to the urban core, places of employment and established neighborhoods.	LU 2.5.12: Ongoing	City of Reedley	

	LU 2.5.13: The City should promote and provide urban services to development within the City as a means of controlling and directing growth.	LU 2.5.13: Ongoing	City of Reedley	
	LU 2.5.14: Initial development shall incorporate the necessary infrastructure to accommodate future development for the surrounding area consistent with the goals and objectives of the GPU. Reimbursement agreements or other mechanisms may be provided to the developer as a means to share the equitable burden of costs.	LU 2.5.14: Ongoing	City of Reedley	
	LU 2.5.15: Provide transitional design between land use types and high quality urban uses.	LU 2.5.15: Ongoing	City of Reedley	
	LU 2.5.16: The City shall encourage in-fill projects that incorporate pedestrian-oriented design.	LU 2.5.16: Ongoing	City of Reedley	
	LU 2.5.17: The City shall propose plan areas and zone districts that can accommodate mixed use planning that will provide a combination of residential, commercial services and employment opportunities all within close proximity.	LU 2.5.17: Ongoing	City of Reedley	
	LU 2.5.18: From the adoption date of this GPU, the City shall annex a maximum of five hundred (500) acres from within the existing SOI (@1,797-acres). Only when a Farmland Preservation Program is adopted for implementation shall the City propose additional lands for orderly annexation. The Farmland Preservation Program is discussed in great detail in Section 4.3 Agriculture. <u>Agriculture Policies</u>:	LU 2.5.18: From the adoption date of this GPU, the City shall annex a maximum of five hundred (500) acres from within the existing SOI (@1,797-acres).	City of Reedley, County of Fresno & Local Area Formation Commission	
	COSP4.3.1: Support the efforts of the County of Fresno and agricultural and community stakeholders to preserve and protect farmlands outside the centralized core of the City.	COSP4.3.1: Ongoing	City of Reedley	

	COSP4.3.2: Maintain a 20-acre minimum parcel size for agriculturally designated parcels to encourage viable agricultural operations and to prevent parcelization into rural residential or ranchette developments. COSP4.3.3: The City shall prepare and adopt a Farmland Preservation Plan (FPP). This plan shall include a set of policies, standards and measures to avoid the unnecessary conversion of agricultural lands. For each policy, standard or measure, the plan shall include a discussion of the following: (1) How the policy would minimize a potential detrimental effect caused by urban development; (2) Whether and how the policy would assist in avoiding the premature conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance; (3) How the policy, standard or measure would be integrated into the entitlement process; and, (4) How the policy, standard or measure would be enforced through the regulatory environment. The FPP shall include the following policies: a) The City shall protect agriculturally designated areas, and direct urban growth away from productive agricultural lands into urbanized or underdeveloped portions of the City. b) The City shall collaborate with the Fresno County Local Area Formation Commission (LAFCo), Fresno County and land owners to encourage minimum parcel sizes of 20 acres or more for land designated for agriculture and/or evidence of commercial agricultural use prior to entering into new Williamson Act contracts.	COSP4.3.2: Ongoing COSP4.3.3: See LU2.5.18. The City shall prepare and deliver to the City Council an annual report FPP, describing progress made toward the preparation, adoption and implementation of the final FPP.	City of Reedley, County of Fresno City of Reedley, County of Fresno & Local Area Formation Commission	

	c) The City shall not protest the renewal of Williamson Act Contracts with regard to land located within the City's SOI, but not adjacent or in close proximity to the City's current boundary, where the land's minimum parcel size is at least 20 acres and the land owner has provided evidence satisfactory to the City that the land is currently being used for commercial agricultural operations. d) The City shall support the efforts of public, private, and non-profit organizations to preserve Prime Farmland, Unique Farmland or Farmland of Statewide Importance located in Fresno County through the dedication of conservation easements and the preservation of range land held as environmental mitigation. e) The City shall encourage the installation of solar and wind energy production facilities in agricultural areas so long as they do not result in a tax burden to Fresno County, do not result in permanent water transfers from productive agricultural land, do not hinder agricultural operations on adjacent land, or do not require cancellation of Williamson Act contracts. In addition, these facilities should include dedications of agricultural land and habitat mitigation, measures to control erosion, and assurances for financing decommissioning activities. f) The City shall actively collaborate with landowners, cities, state and federal agencies, colleges, universities, stakeholders, and community-based organizations to continue to expand agricultural preservation in the surrounding Fresno County area. g) The City shall discourage public agencies from locating facilities, especially schools, in existing agricultural areas.			

	h) The City shall encourage the voluntary merger of antiquated subdivision lots that conflict with adjacent agricultural uses. The FPP shall include the following implementation measures: a) A provision designating the Community Development Department as the department responsible for the preparation and implementation of the FPP, once adopted and directing the Department to prepare annual reports to the City Council describing progress made toward the preparation, adoption and implementation of the final FPP. b) The creation of a community outreach program to encourage current agricultural land owners' continued participation in programs that preserve farmland, including the Williamson Act, conservation easements, and USDA-funded conservation practices. c) Amend the Reedley Municipal Code within 12 months of adoption of the GPU to provide at least for the following: 1) Amend the zoning ordinance to require a minimum 100-foot buffer between new residential development and existing agricultural operations, and to establish design/maintenance guidelines for developers and property owners. The 100-foot buffer will create an appropriate transitional space between urban and agricultural land uses so as to facilitate continued agricultural operations. 2) Amend Chapter 10-6A, the Residential Estate (RE) District section, which is intended to provide living areas that combine both the urban and rural setting, to add provisions to prevent premature	c) Amend the Reedley Municipal Code within 12 months of adoption of the GPU.	City of Reedley	

	conversion of agricultural land, which could cause incompatible land uses and potential conflicts. 3) Amend the subdivision ordinance to facilitate the voluntary merger of antiquated subdivision lots that conflict with adjacent agricultural uses. 4) Amend the zoning ordinance to include provisions requiring that environmental review expressly analyze the potential for a proposed entitlement or permit to create incompatibilities with agricultural uses through traffic generation, groundwater contamination, storm-water drainage disposal and/or the deterioration of air quality. d) The City shall manage extension of public utilities and infrastructure to avoid extending them into agricultural areas before those areas are committed to conversion of urban uses.			
	COSP 4.3.4: In conjunction with the preparation, adoption and implementation of the Farmland Preservation Plan described in Policy COSP 4.3.3, the City shall develop and consider the adoption of a program that shall require new development within the SOI to fund farmland preservation efforts. The goal of this program is to preserve designated Prime Farmland, Unique Farmland, and Farmland of Statewide Importance (together "Farmland") that otherwise runs the risk of being converted to urbanized development. This program shall act as a mitigation program in response to the necessary agricultural land conversion that occurs as a result of the City's expansion into its SOI. The City shall not support the annexation of lands in excess of a total of 500 acres within the City's existing SOI until this program, or a program that accomplishes the same goals, has been adopted and other actions and approvals necessary to the implementation of the program have been completed. Among other	COSP 4.3.4: See LU2.5.18 The City shall not support the annexation of lands in excess of a total of 500 acres within the City's existing SOI until this program, or a program that accomplishes the same goals, has been adopted and other actions and approvals necessary to the implementation of the program have been completed.	City of Reedley, County of Fresno & Local Area Formation Commission	

	provisions, the program shall include the following evaluation and performance requirements: a) Program Goal: As Prime Farmland, Unique Farmland, and Farmland of Statewide Importance within the City's SOI is converted to urban uses, secure the permanent preservation of other Prime Farmland, Unique Farmland, and Farmland of Statewide Importance within Fresno County on a 1 for 1 basis. b) Evaluation Process: To accomplish the program goal, as part of the entitlement application process Farmland proposed for conversion will be evaluated using the Land Evaluation and Site Assessment (LESA) model issued by the California Department of Conservation. The LESA model provides an analytical approach for rating the relative quality of land resources based upon specific factors, such as soils, site acreage, water availability, and surrounding land uses. The LESA model worksheets are provided in Appendix A, Evaluation and Site Assessment (LESA) Model, California Department of Conservation. c) Fee Program: The City shall develop and adopt a fee program consistent with the requirements of the Mitigation Fee Act that will require applicants seeking to annex Farmland within the City's SOI to pay a fee to the City of Reedley equivalent to the cost of preserving Important Farmland on a 1 to 1 basis with land converted to urban uses. The City shall use the fees to fund an irrevocable instrument (e.g. an easement) to permanently preserve farmlands via a Trust for Farmland Funds Disbursements. d) Alternative to Payment of Fee: As an alternative to the payment of the fee described in subsection (c), applicant shall provide documentation			

	satisfactory to the City that demonstrates that applicant has entered into a binding agreement with one or more property owners or a third-party organization acceptable to the City of Reedley (e.g. the Sequoia Riverlands Trust) to permanently preserve farmland equivalent in acreage to the Farmland proposed for annexation into the City. The agreement shall identify an irrevocable instrument that will be recorded against the preserved property. e) This program will also involve the City maintaining a current list of organizations and owners of Farmland that can facilitate the acquisition of conservation easements so as not to unduly delay the annexation of the land into the City and completion of the proposed development.			
Impact AG-2: Conflict with Existing Zoning or Williamson Act contracts existing on land within the proposed expanded SOI.	Land Use Policies: LU 2.5.1: In areas outside the city limits, the City shall encourage Fresno County to: a) Maintain an exclusive agricultural zone district. b) Maintain a minimum permitted lot size for agricultural land which ensures that the land can be used for commercial agricultural purposes. LU 2.5.2: New development will only be approved in sequential fashion contiguous to existing development to ensure orderly extension of municipal services and unnecessary conversion of agricultural lands. Development standards shall incorporate measures to preserve and protect agricultural land as set forth in Policies LU 2.5.1 through LU 2.5.18 and COSP 4.3.1 through 4.3.4. LU 2.5.4: Within one year of the adoption of the GPU, the City shall adopt a right-to-farm ordinance which will require purchasers of residential, industrial and/or commercial properties within close proximity to existing agricultural uses to	LU 2.5.1: Ongoing LU 2.5.2: Ongoing LU 2.5.4: Within one year of the adoption of the GPU.	City of Reedley, County of Fresno & Local Area Formation Commission City of Reedley, County of Fresno & Local Area Formation Commission City of Reedley	

	acknowledge that their land borders, or is in close proximity to, agricultural land and will endure the potential impacts of that interface. The goal of this proposed ordinance is to promote and protect existing agriculture operations, allowing farmers/ ranchers to conduct operations when urban land uses extend into natural resource areas or are side-by-side, and, address the subject of frequent nuisance complaints. This Ordinance shall be implemented through a right-to-farm covenant to be recorded against the dominant and subordinate properties.			
	LU 2.5.7: Require contiguous development within the SOI unless it can be demonstrated that the development of contiguous property is infeasible. An analysis of the fiscal impacts on public utilities including water, surface transportation, and service shall be required as part of the application to annex new territory into the City.	LU 2.5.7: Ongoing	City of Reedley, County of Fresno & Local Area Formation Commission	
	LU 2.5.8: The City shall not support annexing land for residential development until at least eighty (80%) percent of the existing residentially designated land inside the city limits is developed.	LU 2.5.8: Ongoing	City of Reedley	
	LU 2.5.9: Work with Fresno County and Fresno LAFCO to maintain agricultural designations in areas outside the Reedley SOI.	LU 2.5.9: Ongoing	City of Reedley, County of Fresno & Local Area Formation Commission	
	LU 2.5.11: The Plan should foster the establishment of a concentrated urban development pattern, with land outside the planned urban area being designated exclusively for Agriculture.	LU 2.5.11: Ongoing	City of Reedley	
	LU 2.5.12: New urban development should occur in an orderly manner with initial development occurring on the available undeveloped properties within the City's limits which would be considered	LU 2.5.12: Ongoing	City of Reedley	

	in-fill, by-passed parcels or in parcels in close proximity to the urban core, places of employment and established neighborhoods. Agriculture Policies: COSP 4.3.2: Maintain a 20-acre minimum parcel size for agriculturally designated parcels to encourage viable agricultural operations and to prevent parcelization into rural residential or ranchette developments.	COSP 4.3.2: Ongoing	City of Reedley	
2.3 Air Quality				
Impact AQ-1: Conflict with air quality management plans for the San Joaquin Valley Air Basin.	The proposed GPU contains a multitude of goals and policies that would directly and indirectly reduce of avoid air emissions. Many goals and policies are modeled on those recommended by the SJVAPCD for reducing air emissions from new development. The goals and policies are found through the Land Use; Circulation; and Conservation, Open Space, Parks and Recreation Elements of the GPU.	Prior to issuance of building permits, during construction and operational activities.	City of Reedley	
Impact AQ-2: Cumulatively considerable increase in criteria pollutants (ozone and PM10) for which the air basin is in non-attainment.	See AQ-1	See above	City of Reedley	
2.4 Biological Resources				
BIO-1: Substantial adverse effects on special-status species.	COSP4.13C: As feasible, preserve native vegetation and protected wildlife, habitat areas, and vegetation, through avoidance, impact mitigation, and habitat enhancement. COSP4.13.4: As part of the environmental review of new development projects.	COSP4.13C: Ongoing COSP4.13.4: Ongoing as development is	City of Reedley City of Reedley	

	(a) Biological studies shall be prepared to assess habitat value when determined appropriate by the Community Development Department. (b) Mitigation shall be applied to assure that degradation of habitat or impacts to sensitive species is reduced or eliminated. (c) Input will be sought from agencies and individuals with expertise in biological resources, including the California Department of Fish and Game, California Water Quality Control Board, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and U.S. Environmental Protection Agency. COSP4.13.16: Require preservation of contiguous areas in excess of the 100-year flood plain as merited by special circumstances. Special circumstances may include sensitive wildlife or vegetation, wetland habitat, oak woodland areas, slope or topographical considerations, and recreation opportunities.	proposed. COSP4.13.16 Ongoing as development is proposed.	City of Reedley	
BIO-1: Substantial adverse effects on special-status species.	BIO-1: Where review of a proposed project or activity identifies potential impacts on special-status plant species [including but not limited to brittlescale (*Atriplex depressa*), California satintail (*Imperata brevifolia*), Earlimart orache (*Atriplex erecticaulis*), lesser saltscale (*Atriplex minuscula*), recurved larkspur (*Delphinium recurvatum*), San Joaquin adobe sunburst (*Pseudobahia peirsonii*), and/or spiny-sepaled button-celery (*Eryngium spinosepalum*)] due to the presence of suitable habitat, then the City shall require that the special-status species with potential to occur on a project site be evaluated. Focused surveys conducted in accordance with current CDFG and CNPS rare plant survey protocols may be required if suitable habitat is present and would be impacted. If special-status plants occur on a site and could be	Prior to approval of an entitlement application, with oversight during the pre-construction phase of any project.	City of Reedley	

	significantly impacted by a proposed project, then appropriate avoidance or mitigation shall be provided in coordination with federal or state regulatory agencies as needed to reduce the impact to a less than significant level.			
BIO-1: Substantial adverse effects on special-status species.	BIO-2: Where review of a proposed project or activity identifies potential impacts on special-status animal species due to the presence of suitable habitat, then the City shall require that the special-status species with potential to occur on a project site be evaluated. Such species include but are not limited to: invertebrates [Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), vernal pool fairy shrimp (*Branchinecta lynchi*), and vernal pool tadpole shrimp (*Lepidurus packardi*)], reptiles and amphibians [California tiger salamander (*Ambystoma californiense*), western pond turtle (*Emys marmorata*), and western spadefoot (*Spea hammondii*)], birds [burrowing owl (*Athene cunicularia*), Swainson's hawk (*Buteo swainsoni*), and western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)], and mammals [pallid bat (*Antrozous pallidus*), San Joaquin kit fox (*Vulpes macrotis mutica*), and western mastiff bat (*Eumops perotis californicus*)]. Focused surveys conducted in accordance with current CDFG and USFWS survey protocols may be required if suitable habitat is present and would be impacted. If special-status animals occur on a site and could be significantly impacted by a proposed project, then appropriate avoidance or mitigation shall be provided in coordination with federal or state regulatory agencies as needed to reduce the impact to a less than significant level.	Prior to approval of an entitlement application, with oversight during the pre-construction phase of any project.	City of Reedley	
BIO-1: Substantial adverse effects on special-status species.	BIO-3. If construction activities are planned to occur with 250 feet of mature trees or shrubs during the nesting bird season (February 1 to August 31), a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction. This	Prior to approval of an entitlement application, with oversight during the pre-construction phase of any	City of Reedley	

	survey shall be conducted no more than seven days prior to the initiation of disturbance activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). If no active nests are present within 250 feet of construction, then activities can proceed as scheduled. However, if an active nest is detected during the survey within 250 feet of construction, then the establishment of a protective construction-free buffer zone from each active nest (typically 250 feet for raptors and 50-100 feet for other species) would be required until the juvenile bird(s) have fledged, unless the biologist determines that construction activity would not impact the active nest(s). The buffer zone shall be clearly delineated or fenced to prevent disturbance to nesting birds.	project.		
2.5 Climate Change/Greenhouse Gases				
GHG-1: Generate GHGs that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted to reduce GHG emissions.	COSP4.11.2: The City will establish a Climate Action Plan[2] which will include measures to reduce GHG emissions from municipal, business and community activities by at least 15% by 2020 compared to "business as usual" (including any reductions required by ARB under AB 32) by July 2015.	COSP4.11.2: July 2015	City of Reedley	
GHG-1: Generate GHGs that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted to reduce GHG emissions.	GHG-1. Until such time as the City adopts a Climate Action Plan, the City shall review and require all future development projects to be consistent with the GHG emissions impact analysis and mitigation framework developed by the SJVAPCD as part of its Climate Change Action Plan. Future projects which are not exempt from review under the Climate Change Action Plan framework shall demonstrate that GHG emissions reduction measures have been included in the project design to reduce total emissions by 29	The City shall within two years after the adoption of the GPU, adopt a Climate Action Plan.	City of Reedley	

	percent or the SJVAPCD emissions reduction threshold in effect at the time environmental review is being conducted for individual projects.			
2.9 Hydrology and Water Quality				
HYD-2: Substantially deplete groundwater supplies or interfere with groundwater recharge.	Water Service Policies: CIR 3.10.1: The City shall adopt the 2010 Urban Water Management Plan in accordance with California Water Code, Division 6, by January 2014; a) The Plan shall be prepared in accordance with Article 1, Sections 10620-10621. b) The contents of this Plan shall be consistent with Article 2. Contents of Plans, Sections 10630-10634. c) The implementation of the Plan shall be in accordance with Article 3. Adoption and Implementation of Plans, Sections 10640-10645. d) After the adoption of the 2010 Urban Water Management Plan, the City shall prepare and adopt the 2015 Urban Water Management Plan, pursuant to the California Water Code, Division 6. e) Should the Plan expire at any time, pursuant to State Law, the City shall not support the approval of unincorporated territory, General Plan, zone change and/or tentative tract map entitlement applications.	CIR 3.10.1: Completed	City of Reedley	
	CIR 3.10.2: The City shall identify capital facilities necessary to maintain service in the City of Reedley as the City expands.	CIR 3.10.2: Annual review by the City Council.	City of Reedley	
	CIR 3.10.3: The City Council shall annually review and adopt updates of development impact fees,	CIR 3.10.3: Annual review by City	City of Reedley	

	water connection charges, and volume-based monthly service charges to ensure that adequate funds are collected to operate and maintain existing facilities and to construct new facilities for delivery, monitoring, and storage.	council.		
	CIR 3.10.4: The City shall actively support efforts to expand surface water supply and storage that benefits the City. These efforts should include, but not be limited to, coordination with Irrigation Districts for water banking, and WWTP effluent recycling and percolation.	CIR 3.10.4: Ongoing	City of Reedley	
	CIR 3.10.5: The City shall require that necessary water supply infrastructure is available prior to constructing new development, and approve development entitlements only when there is assurance of a dependable and adequate water supply that will serve the development.	CIR 3.10.5: At time of entitlement approval and prior to issuance of a building permit.	City of Reedley	
	CIR 3.10.6: Any development project which meets the definition of a "water-demand project", pursuant to the CEQA Guidelines, Section 15155, shall be required to prepare a "water assessment" in accordance with Water Code Sections10910 & 10915. The City Council shall formally consider approval of the assessment within the time period required by applicable law and prior to the approval of any development entitlements for the development project.	CIR 3.10.6: Pursuant to proposed project compliance with CEQA Guidelines.	City of Reedley	
	CIR 3.10.7: The City shall cooperate with surrounding water management authorities and irrigation districts to develop a comprehensive water management and recharge program which addresses the long-term stabilization of the Kings Basin and the transfer of excess WWTP effluent recycled water for use by the districts for recharge or use by their constituents.	CIR 3.10.7: Ongoing	City of Reedley	

	CIR 3.10.8: Through the entitlement process described in the RMC, the City shall require as a condition of approval that new development will be required to install water meters which meet the City's standards.	CIR 3.10.8: Prior to issuance of a building permit.	City of Reedley	
	CIR 3.10.9: The City shall encourage and cooperate with the private sector, as appropriate, to incorporate alternative methods of water reuse into new development, such as reclaimed water from irrigation, landscaping and purple pipe systems.	CIR 3.10.9: Ongoing	City of Reedley	
	CIR 3.10.10A: The City Council shall initiate the preparation and then consider adoption of a performance based Water Conservation Program ("WCP") that addresses water consumption to help ensure an adequate water supply to accommodate the projected growth and development patterns proposed within this GPU. The policies and implementation measures contained in the WCP shall set performance standards for sustainable management of Reedley's water production. The WCP, or a similar program that accomplishes the goals set forth below, shall be adopted and in effect prior to the implementation deadlines set forth in any of the policies set forth below. For each policy, standard and implementation measure identified below for inclusion in the WCP there shall be a discussion of the following: (1) How the policy, standard or implementation measure shall reduce per capita potable water consumption; (2) Whether and how the policy, standard or implementation measure would be integrated into the development entitlement process; and (3) how the policy, standard or implementation measure would be enforced through the regulatory environment.	CIR 3.10.10A: The WCP, or a similar program that accomplishes the goals set forth below, shall be adopted and in effect prior to the implementation deadlines set forth in any of the policies set forth below.	City of Reedley	

	The policies listed below have been assigned a date of anticipated implementation or completion. Those dates were determined by operational necessity and compliance, complexity of task and staffing capacity. GOAL: To reduce per capita potable water consumption by an additional twenty (20) percent by the year 2020. COMPLIANCE MONITORING AND REPORTING: After the adoption of the WCP, the Community Development Department shall provide an annual report to the City Council progress made toward overall implementation of the WCP. The WCP shall include the following policies and implementation measures:			
	a) The WCP shall include a public education component that addresses various topics related to groundwater production, consumption, recharge and recycling. The public education activities listed below will occur annually at various times throughout the year:	a) Ongoing	City of Reedley	
	1) The annual water quality report, prepared by the Public Works Department, which includes statistics related to annual water consumption, discharge and containment, shall be presented to the City Council for its consideration of approval. After Council approval, the report shall be submitted to the State Department of Water Resources.	1) Annual review by the City Council.	City of Reedley	
	2) The Public Works Department shall prepare an annual report that identifies, at a minimum, the amount of water used to irrigate the open space and the projected amount of groundwater recharge that has occurred. The City shall use industry standards to establish a formula to calculate the	2) Annual review by City Council.	City of Reedley	

	balancing of production to groundwater recharge.			
	3) All water quality reports prepared by the Public Works Department that are required by the Regional Water Quality Board shall be presented to the City Council for its consideration of approval.	3) Annual review by City Council.	City of Reedley	
	4) The City shall develop publications and other forms of communication to City water customers to inform them regarding the City's efforts to reduce water consumption and ways the customers can assist with achieving the City's goals.	4) Ongoing	City of Reedley	
	b) By March 2014, City Council shall consider the adoption of a water utility plan to implement a city-wide public water system through the year 2030. The implementation of this plan will assist the City in identifying locations for future delivery and recharge infrastructure. The Plan will serve as a basis for the development of impact fees necessary for implementation of the plan.	b) March 2014	City of Reedley	
	c) Within one (1) year of the adoption of the GPU, the City Council shall complete a thorough review of the City's development impact fee program and shall consider the adoption of a comprehensive update of the various fees included in the program. 1) This review shall include, but not be limited to, Storm Drainage, Water Distribution, Groundwater Recharge, Water Supply/Holding and Waste Water Collection and Treatment. 2) Within each topic area, the review shall include the analysis of existing conditions, proposed new development, need necessitated by future development and proportional cost attributed to land use development.	c) Within one (1) year of the adoption of the GPU	City of Reedley	

	d) Within one (1) year of the adoption of the GPU, the City Council shall consider the amendment of RMC, Section 8-1-12 and other relevant provisions of the RMC related to Water Conservation, to include additional water conservation provisions and implementation measures to assist in implementing the provisions of Senate Bill No. 407 and State Building Code provisions related to water conserving plumbing fixtures and fittings, so as to meet or exceed a twenty (20) percent reduction in water consumption. Specific requirements added to the RMC would include, at a minimum, the following: 1) Shower head fixtures and fittings shall be designed and installed so that they will not exceed a water supply flow rate of 1.75 gallons per minute. 2) Faucets at kitchens, lavatories, wet bars, laundry sinks, or other similar use fixtures shall be Water Sense labeled and installed so that they will not exceed a water supply flow rate of 1.5 gallons per minute. 3) Toilet fixtures and fittings shall have an average consumption that does not exceed 1.1 gallons of water per flush. 4) New residential dwellings that are equipped with clothes washers shall install washers that are ENERGY STAR qualified. 5) The water pressure in a single family home shall not exceed 60 pounds per square inch (psi), with no detectable water leaks. Multifamily and midrise projects are exempt from the water pressure testing criterion but shall meet the requirements as stated in 1) through 4) above (Source: U.S. Green Building Council).	d) Within one (1) year of the adoption of the GPU.	City of Reedley	

	e) The City shall strive to implement best management practices ("BMP") developed by the California Urban Water Conservation Council and provide annual reports to the City Council and the California Urban Water Conservation Council regarding its progress in implementing the BMP. f) The City shall consider the adoption of a Water Efficient Landscaping Ordinance that is as effective as, or more effective than, the Model Water Efficient Landscape Ordinance adopted by the California Department of Water Resources. The Ordinance shall contain applicability, definitions, provisions for new construction or rehabilitated landscapes, application requirements, water efficient landscape and certification. To further reduce outdoor water consumption, encourage water efficient landscaping practices through the reduction of turf grass by at least 40% and increasing the amount of plants that are native or adapted to the region by at least 25% (Source: U.S. Green Building Council). g) The City shall work with utility service providers such as PG&E who have rebate programs available to City's water customers to inform customers of the programs and to encourage them to utilize the programs to replace current water consuming appliances with water conserving appliances that are Energy Star rated. h) The City shall measure irrigation water used for parks/open space through the installation of standard water meters on all large park/open space areas, which may be creditable for recharge purposes. The installation of the meters will be completed within one year after the adoption of the GPU.	e) Ongoing g) Ongoing h) Ongoing	City of Reedley City of Reedley City of Reedley	

	i) The City shall systematically replace failing irrigation controllers at City parks, median islands and other City facilities with landscape irrigation systems with irrigation controllers equipped with, at a minimum, rain and evapotranspiration sensors, with the goal of reducing water used for landscape irrigation by twenty (20) percent to forty (40) percent, as supported by studies performed in the industry. This replacement program shall commence when the GPU is adopted.	i) Ongoing	City of Reedley	
	j) The City shall work cooperatively with land owners, local and regional water agencies, and irrigation districts which rely upon the Kings Basin as a source of water to identify and implement infrastructure projects and other programs that serve to reduce the use of groundwater and/or facilitate the recharge of the aquifer.	j) Ongoing	City of Reedley	
	k) The City shall continue to work with the Upper Kings Basin Integrated Regional Water Management Authority in developing a strong coalition of water agencies, cities, counties and environmental groups to address local water issues.	k) Ongoing	City of Reedley	
	CIR 3.10.10B: As part of the City's formulation of its annual budget, City staff shall identify a list of capital facilities improvement projects, with proposed budgetary allocations, necessary to implement further reductions in water consumption and/or maintain service.	CIR 3.10.10B: Ongoing	City of Reedley	
	<u>Waste Water Policies</u>:			
	CIR 3.10.11: By March 2014, City Council shall adopt a Waste Water Master Plan to address collection and treatment system. The implementation of this plan will assist the City in identifying general locations for future	CIR 3.10.11: By March 2014.	City of Reedley	

	infrastructure. The Plan will also be vital to the development of impact fees which are necessary for implementation.			
	CIR 3.10.12: The master plan will include analysis of the treatment needs as well as collector system disposal measures and funding mechanisms.	CIR 3.10.13: By March 2014.	City of Reedley	
	CIR 3.10.13: The City shall acquire adequate land to be used for reclamation purposes.	CIR 3.10.13: By 2018.	City of Reedley	
	CIR 3.10.14: The City shall periodically review and update development impact fees, wastewater connection charges, and monthly service charges to ensure that adequate funds are collected to operate and maintain existing facilities and to construct new facilities.	CIR 3.10.14: City Council review on a three-year ongoing cycle.	City of Reedley	
	<u>Storm Water Policies</u>:			
	CIR 3.10.18: The City shall prepare and present to the City Council for consideration of adoption of a comprehensive set of policies to ensure an adequate storm water drainage system to support the growth and development patterns proposed within this GPU. These policies shall set performance standards for sustainable management of Reedley's storm water drainage system. The policies, including those set forth below, shall be adopted such that their provisions are implemented by the deadlines set forth in the proposed policies. If the policy does not contain a specific deadline for its implementation, it shall be considered for adoption within twelve (12) months of the GPU's adoption. After the adoption of the GPU, the Community Development Department shall provide an annual report to the City Council describing progress made toward the development, adoption and overall implementation of these policies.	CIR 3.10.18: Within twelve month of the adoption.	City of Reedley	

	The staff analysis supporting each policy shall include a discussion of the following: (1) How the policy would minimize potential detrimental effect caused by the percolation of storm water; (2) Whether and how the policy would assist in the City's efforts to recharge the underground aquifer; (3) How the policy would be integrated into the entitlement process; and, (4) How the policy would be enforced through the regulatory environment. The policies shall include the following:			
	a) The City shall develop and implement a public education component that addresses various topics related to collection and disposal of storm water and shall include periodic reports to the City Council and the public regarding its progress in implementing the policies. Specifically, this component shall include the following actions by the City Council:	a) Ongoing	City of Reedley	
	1) All legally required storm drainage reports prepared by the Public Works Department shall be presented to the City Council for consideration of adoption.	1) Annual review by the City Council.	City of Reedley	
	2) All legally required National Pollutant Discharge Elimination System (NPDES) program reports, prepared by the Public Works Department shall be presented to the City Council for consideration of adoption.	2) Annual review by the City Council.	City of Reedley	
	3) By March 2014, City Council shall consider the adoption of the Storm Drain Master Plan. The plan will assist the City in identifying locations for future infrastructure and ground water recharge opportunities. The Plan will also serve as basis for the development of updates to the impact fees which are necessary for implementation.	3) March 2014	City of Reedley	

	b) The City shall develop standard operating procedures for vegetation management in storm water basins to ensure the basins structure and capacity is not compromised. The formal procedure shall be adopted within eighteen months after the adoption of the GPU.	b) Ongoing	City of Reedley	
	c) The City shall develop standard operating procedures for storm water measurement and for recording water levels in the basins. These procedures shall be adopted within eighteen months after the adoption of the GPU.	c) Ongoing	City of Reedley	
	d) The City shall develop standard operating procedures for documentation of interceptor monitoring and clean-out. The formal procedures shall be adopted within eighteen months after the adoption of the GPU.	d) Ongoing	City of Reedley	
	e) The City shall develop standard operating procedures for the bottom ripping of all storm water basins to ensure continual and optimal percolation. The procedures shall be adopted within eighteen months after the adoption of the GPU.	e) Ongoing	City of Reedley	
	f) As the City collects storm drainage development impact fees, and those fees become available, the City shall install measuring devices (e.g. flow meters, visually marked measuring poles) on drain inlets to measure storm events, which will be used to quantify Reedley's efforts to increase groundwater recharge.	f) Ongoing	City of Reedley	
	g) On an on-going basis, the City shall strive to work with the irrigation districts to identify the most suitable locations for storm water basins based on soil type, elevation, and other factors.	g) Ongoing	City of Reedley	

	CIR 3.10.18B: As part of the City's formulation of its annual budget, City staff shall identify a list of capital facility improvement projects, with proposed budgetary allocations, necessary to increase the use of collected storm water for the City's groundwater recharge efforts.	CIR 3.10.18B: Annual review by City Council.	City of Reedley	
	CIR 3.10.19A: The City shall prepare and present to the City Council for consideration of adoption a comprehensive set of policies to ensure an adequate city-wide program for the recharge of ground water to support the growth and development patterns proposed within this GPU. These policies shall set performance standards for sustainable management of Reedley's use of groundwater and promote efforts to increase groundwater recharge. The policies, including those set forth below, shall be adopted such that their provisions are implemented by the deadlines set forth in the proposed policies. If the policy does not contain a specific deadline for adoption or implementation, it shall be considered for adoption within twelve (12) months of the GPU's adoption. After the adoption of the GPU, the Community Development Department shall provide an annual report to the City Council describing progress made toward the development, adoption and overall implementation of these policies. The staff analysis supporting each policy shall include a discussion of the following: (1) How the policy would help to reduce consumptive use; (2) Whether and how the policy would assist in the City's efforts to recharge the underground aquifer; (3) How the policy would be integrated into the entitlement process; and, (4) How the policy would be enforced through the regulatory environment. The policies shall include the following:	CIR 3.10.19A: Within twelve (12) months of the GPU's adoption.	City of Reedley	

	a) The City shall develop and implement a public education component that addresses various topics related to the consumptive use of groundwater as well as efforts to recharge the underground aquifer and shall include periodic reports to the City Council and the public regarding its progress in implementing the policies.	a) Ongoing	City of Reedley	
	b) The City shall work cooperatively with land owners, local and regional water agencies, and irrigation districts which rely upon the Kings Basin as a source of water to identify and implement infrastructure projects and other programs that serve to reduce the use of groundwater and/or facilitate the recharge of the aquifer.	b) Ongoing	City of Reedley	
	c) The City shall work cooperatively with the irrigation districts to develop and implement new strategies to expand upon current efforts directed toward groundwater recharge. These strategies may include: 1) Exploring the feasibility of joint water banking. 2) Exploring opportunities to jointly participate in studies that will be used to facilitate new or expand wastewater recycling and reclamation opportunities.	c) Ongoing	City of Reedley	
	d) Develop a methodology for early consultation (CEQA Section §21080.3) with the irrigation districts as part of the environmental review process when an entitlement application that involves annexing new land into the City is submitted. The comments received from the District will be fundamental to the development of conditions of approval applied to said projects. This process could be developed and implemented within one year after the adoption of the GPU.	d) Within one year after the adoption of the GPU.	City of Reedley	

	e) On an on-going basis, the City shall strive to work with the irrigation districts to identify the most suitable locations for storm water basins based on soil type, elevation, and other factors.	e) Ongoing	City of Reedley	
	f) The City shall continue to work with the Upper Kings Basin Integrated Regional Water Management Authority in developing a strong coalition of water agencies, cities, counties and environmental groups to address local water issues.	f) Ongoing	City of Reedley	
	g) The City shall continue to work with the Kings River Conservation District to identify projects that would directly and efficiently increase groundwater recharge and to identify funding sources for said project, with the goal of submitting a grant application to the District for such a project by January 15, 2015.	g) By January 15, 2015.	City of Reedley	
	h) Within one (1) year of the adoption of the GPU, the City Council shall complete a thorough review of the City's development impact fee program and shall consider the adoption of a comprehensive update of the various fees included in the program. 1) This review shall include, but not be limited to, Storm Drainage, Water Distribution, Groundwater Recharge, Water Supply/Holding and Waste Water Collection and Treatment. 2) Within each topic area, the review shall include the analysis of existing conditions, proposed new development, need necessitated by future development and proportional cost attributed to land use development.	h) Within one year after the adoption of the GPU.	City of Reedley	
	i) By 2020, the City shall prepare an updated Groundwater Pumping, Recharge, and Consumptive Use Analysis report using the same	i) To be completed by the end of 2020.	City of Reedley	

	methodology as the 2013 report. Part of this report will include policies, recommendations, and implementation measures. The analysis and recommendations shall be presented to the City Council for its consideration.			
	j) All annual reports, prepared by the Public Works Department related to water quality, water supply and delivery, and groundwater recharge shall be presented to the City Council for its consideration of adoptions.	j) Ongoing	City of Reedley	
	k) The City shall continue to strive to develop and implement best management practices, strategies, in compliance with State law, and regulatory permits/requirements related to water quality and supply and groundwater recharge and report annually to the California Urban Water Conservation Council on its progress in development and implementing said practices.	k) Annual Reporting	City of Reedley	
	l) The Public Works Department shall prepare an annual report that identifies, at a minimum, the amount of water used to irrigate the open space and the projected amount of groundwater recharge that has occurred. The City shall use industry standards to establish a formula to calculate the balancing of production to groundwater recharge.	l) Ongoing	City of Reedley	
	CIR 3.10.20B: As part of the City's formulation of its annual budget, City staff shall identify a capital facility improvement projects, with proposed budgetary allocations, necessary to implement the City's groundwater recharge efforts.	CIR 3.10.20B Annual review by City Council.	City of Reedley	
	<u>Natural Resources Policies</u>:			
	COSP4.2.3 Protect areas of groundwater recharge from land uses and disposal methods which would degrade water sources.	COSP4.2.3: Ongoing	City of Reedley	

	COSP4.2.4 Provide public sewer service to new urban development as a means of protecting groundwater resources.	COSP4.2.4: At time of entitlement approval and prior to issuance of a building permit.	City of Reedley	
	COSP4.2.5: To protect human health the City groundwater resources will be monitored on a regular basis to test for bacteriological and toxic chemical components.	COSP4.2.5: Ongoing	City of Reedley	
	COSP4.2.6: Promote activities which combine storm-water control and water recharge.	COSP4.2.6: Ongoing	City of Reedley	
	COSP4.2.7: The City will enhance groundwater recharge supply by requiring the installation of detention/retention ponds in new growth areas.	COSP4.2.7: Ongoing	City of Reedley	
	COSP4.2.10: Continue to encourage water conservation.	COSP4.2.10: Ongoing	City of Reedley	
HYD-2: Substantially deplete groundwater supplies or interfere with groundwater recharge.	HYD-1. The City will update its Urban Water Master Plan or prepare a separate water supply plan to identify how the City will avoid or substantially reduce the impacts of increased demand for groundwater resources on groundwater depletion and overdraft of the Kings Basin resulting from implementation of the proposed GPU. The plan should include, but may not be limited to the following components: (a) Inventory of existing water demands, supplies, and providers, water use efficiency, recycling, transfers, and conjunctive use. (b) Analysis of future water demands based on general plan land use at buildout.	City Council has approved the 2010-2015 Urban Water Management Plan.	City of Reedley	

	(c) Assessment of future opportunities for enhanced water use conservation (which could include an update of the City's water conservation ordinance), recycling of water, water transfers, conjunctive use of groundwater and surface water, additional storage or water development projects, and other potential increases in water entitlements and supply. (d) Assessment of any shortfalls in future water demands based on wet, normal, dry, and multiple dry year types and contingency plans for drought conditions. (e) Identification of alternative water sources that will be utilized as needed to supplement groundwater extraction as the City's only source of urban water supply in order to avoid or substantially reduce impacts from overdraft of the Kings Basin.			
2.10 Noise				
N-1: Noise levels from transportation sources, potentially stationary sources, and potentially railroad sources in excess of noise standards.	NE 6.1.3: Areas subject to a DNL greater than 60 dBA are identified as noise impact zones. As part of the special permit process the proposed development project will be required to have an acoustical analysis prepared by a licensed engineer. The report should also include practical and reasonable mitigation measures.	Ongoing as development is proposed.	City of Reedley	
	NE 6.1.5: Design of all proposed development should incorporate features necessary to minimize adverse noise impacts, while also minimizing effects on surrounding land uses.	Ongoing as development is proposed.	City of Reedley	
	NE 6.1.6: Land use and transportation planning should include analysis of the potentially adverse noise levels associated with various design and use alternatives.	Ongoing as development is proposed.	City of Reedley	

	NE 6.1.7: The design of proposed transportation facility should incorporate feasible measures to diminish potential increases in noise levels. NE 6.1.8: To relieve excessive noise generation associated with various modes of transportation, the City should: a) designate truck routes where appropriate (see Circulation Element). b) Limit vehicle speed where appropriate. c) Adoption of State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC) concerning interior noise exposure for new single, multi-family housing, hotels and motels. d) Encourage appropriate authorities to stringently enforce California Motor Vehicle Code standards relating to noise emission levels and muffler systems. e) Maintain awareness of State and Federal standards or legislation relating to noise and lend support or criticism as appropriate. NE 6.1.9: The City should cooperate with Fresno County to adopt compatible noise control programs. NE 6.1.10: The City should develop noise contours for the following facilities: a) Major roads classified in the Circulation Element of the General Plan. b) Stationary facilities which emit noise levels greater than DNL of 60 dBA.	Ongoing as development is proposed. Ongoing, and as development is proposed.	City of Reedley City of Reedley	

N-1: Noise levels from transportation sources, potentially stationary sources, and potentially railroad sources in excess of noise standards.	N-1. The City will minimize to the degree practicable the impact of transportation-related noise. Transportation noise sources include roadways, railroads and aircraft operations. Transportation noise shall be minimized as follows: (a) Noise-Sensitive Land Uses: New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future noise levels from transportation noise sources exceeding 60 dB DNL within outdoor activity areas unless appropriate noise mitigation measures have been incorporated into the final project design. An exterior exposure of up to 65 dB DNL within outdoor activity areas may be allowed if a good-faith effort has been made to mitigate exterior noise exposure using a practical application of available noise mitigation measures and interior noise exposure due to exterior sources will not exceed 45 dB DNL. (b) New Transportation Noise Sources: Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed 60 dB DNL within outdoor activity areas and 45 dB DNL within interior living spaces of existing or planned noise-sensitive land uses.	Prior to approval of an entitlement application, with mitigation as necessary to reduce impacts to a less than significant level.	City of Reedley, County of Fresno & Local Area Formation Commission Community Development Department	
N-1: Noise levels from transportation sources, potentially stationary sources, and potentially railroad sources in excess of noise standards.	N-2. The City will minimize to the degree practicable the impact of stationary noise sources. Stationary noise sources include industrial and commercial facilities, agricultural operations and vehicle movements on private property. Stationary noise shall be minimized as follows: (a) Noise-Sensitive Land Uses: The development of new noise-sensitive land uses shall not be permitted in areas where noise levels from existing stationary noises sources may exceed the noise level standards shown in Table 6.1.2-B of the proposed GPU within outdoor activity areas.	Prior to approval of an entitlement application, with mitigation as necessary to reduce impacts to a less than significant level.	City of Reedley	

	(b) New Stationary Noise Sources: Noise created by proposed stationary noise sources, or existing stationary noise sources which undergo modifications that may increase noise levels, shall be mitigated so as not to exceed the noise level standards shown in Table 6.1.2-B of the proposed GPU within outdoor activity areas of existing or planned noise-sensitive land uses.			
N-1: Noise levels from transportation sources, potentially stationary sources, and potentially railroad sources in excess of noise standards.	N-3. Maintain a citywide noise environment that achieves noise goals through development review and post-development monitoring by implementing the following actions: (a) Development Review: The City will review new public and private development proposals to determine conformance with the policies and implementing actions of the Noise Element. (b) Acoustical Analysis Required (Transportation Noise Sources): At the discretion of the Community Development Department or where the development of a project may result in noise-sensitive land uses being exposed to existing or projected future transportation noise levels exceeding 60 dB DNL (or CNEL), an acoustical analysis shall be required early in the review process so that noise mitigation may be included in the project design. For development not subject to environmental review, the requirements for an acoustical analysis shall be implemented prior to the issuance of a building permit. Areas of the city potentially exposed to noise from transportation sources in excess of 60 dB DNL (or CNEL) may be determined by reference to Table 16, Generalized Traffic Noise Exposure Reedley 2020 General Plan Update Future Conditions, for traffic noise. For railroad noise, it is assumed that areas closer than 200 feet from the track may be exposed to 60 dB DNL or above.	Prior to approval of an entitlement application, with mitigation as necessary to reduce impacts to a less than significant level.	City of Reedley	

	When required, an acoustical analysis shall include identification and quantification of noise sources that may affect the proposed use, or that may result from the proposed use, for existing and foreseeable future conditions. Noise levels shall be quantified in terms of the DNL (CNEL for aircraft noise) and shall include consideration of site-specific conditions that could affect noise exposure at the location or locations of interest. (c) Acoustical Analysis Required (Stationary Noise Sources): Where, at the discretion of the Community Development Department, the development of a project may result in noise-sensitive land uses being exposed to noise from existing or future stationary sources exceeding the daytime or nighttime standards shown in Table 6.1.2-B of the proposed GPU, an acoustical analysis shall be required. The acoustical analysis should be required early in the review process so that noise mitigation may be included in the project design. For development not subject to environmental review, the requirements for an acoustical analysis shall be implemented prior to the issuance of a building permit. When required, an acoustical analysis shall include identification and quantification of noise sources that may affect the proposed use, or that may result from the proposed use, for existing and foreseeable future conditions. Noise levels shall be quantified in terms of the noise level descriptors utilized in 6.1.2-B and shall include consideration of site-specific conditions that could affect noise exposure at the location or locations of interest.			

	(d) Compliance Monitoring: The City shall develop and employ procedures to monitor compliance with the policies of the Noise Element after completion of projects where noise mitigation measures have been required.			
2.13 Utilities				
UTIL-3: Have sufficient water supply available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	See HYD-1 and HYD-2.	See above.	Community Development, Engineering and Public Works Departments	

RESOLUTION NO. 2021-17

A RESOLUTION OF THE CITY OF REEDLEY PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF REEDLEY APPROVE GENERAL PLAN AMENDMENT APPLICATION NO. 2021-1

WHEREAS, General Plan Amendment Application No. 2021-1 was submitted and pertains to redesignating APNs 363-091-05 (645 E Manning Avenue), 370-091-06 (677 E Manning Avenue), 370-093-13 (729 E Manning Avenue) from the High Density Residential General Plan Planned Land Use Designation to the Neighborhood Commercial General Plan Planned Land Use Designation, and redesignating APNs 370-093-02 (767 East Manning Avenue), 370-093-03 (799 East Manning Avenue), and 370-093-04 (799 East Manning Avenue) from the High Density Residential General Plan Planned Land Use Designation to the Community Commercial General Plan Planned Land Use Designation, and redesignating APN 370-131-29 from the Low Density Residential General Plan Planned Land Use Designation to the High Density Residential General Plan Planned Land Use Designation; and

WHEREAS, the appropriateness of the proposed project has been examined with respect to its consistency with guiding land use principles, goals and policies of the Reedley General Plan Update 2030 and regulatory standards set forth in the Reedley Municipal Code and its compatibility with surrounding existing or proposed uses; and

WHEREAS, Pursuant to Government Code Section 65863 (No Net Loss Law), a jurisdiction must maintain an adequate site inventory to accommodate its remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the entire planning period; and

WHEREAS, According to the 2015-2023 Fresno County Multi-Jurisdictional Housing Element, Reedley has surplus capacity for all income levels and a total surplus of 1,510 units; and

WHEREAS, because the City of Reedley is considering removing the High Density Residential Designation of APNs 363-091-05 and 363-091-06 totaling approximately 1 acre in size, the City has identified an additional site that can accommodate the residential designation that is to be removed; and

WHEREAS, a parcel approximately 2.65 acres in size (APN 370-131-29) is proposed to be redesignated to High Density Residential and is deemed adequate to accommodate for the City of Reedley's RHNA pursuant to the requirements of Government Code section 65583.2; and

WHEREAS, no net loss of housing would occur as a result of this project; and

WHEREAS, General Plan Amendment Application No. 2021-1 was evaluated and processed in accordance with provisions of the California Environmental Quality Act; and

WHEREAS, an Addendum to the City of Reedley certified Program Environmental Impact Report (SCH No. 2010031106), prepared for the Reedley General Plan Update 2030 (Environmental Assessment No. 2021-9, dated December 16, 2021) has been prepared to assess the environmental effects of General Plan Amendment Application No. 2021-1 and Change of Zone Application No. 2021-1 in accordance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Reedley; and

WHEREAS, According to Section 15164(a) of the State CEQA Guidelines, “The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”; and

WHEREAS, the changes that are being proposed with General Plan Amendment Application No. 2021-1 and Change of Zone Application No. 2021-1 (Ordinance No. 2021-005) are minor in the sense that they would not create potentially significant environmental impacts in addition to those already identified in the City of Reedley General Plan Update 2030 EIR; and

WHEREAS, the project would also not substantially increase the magnitude or severity of impacts that were previously identified; and

WHEREAS, pursuant to Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code and the procedures of Title 10 of the Reedley Municipal Code, a Notice of Public Hearing was published in a newspaper of general circulation on December 2, 2021, and was mailed to surrounding property owners on December 3, 2021; and

WHEREAS, the City of Reedley Planning Commission, at a Regular Meeting on December 16, 2021, held a public hearing to review the environmental assessment and general plan amendment application; and

WHEREAS, the Planning Commission received public testimony, oral and written staff report, and independently deliberated.

NOW, THEREFORE, BE IT RESOLVED that the City of Reedley Planning Commission using their independent judgment hereby recommends that the City Council of the City of Reedley approve General Plan Amendment Application No. 2021-1 based on the following:

1. The above recitals are true and correct; and
2. The City of Reedley Community Development Department has determined that Environmental Assessment No. 2021-9, an Addendum to the City of Reedley certified Program Environmental Impact Report, prepared for the Reedley General Plan Update 2030, is appropriate for the project; and
3. The Planning Commission finds that General Plan Amendment Application No. 2021-1 is consistent with the guiding land use principles, goals and policies of the Reedley General Plan Update 2030 and regulatory standards set forth in the Reedley Municipal Code and its compatibility with surrounding existing or proposed uses; and
4. The Planning Commission finds that General Plan Amendment Application No. 2021-1 is appropriate for the subject property; and
5. The Planning Commission recommends that the City Council approve General Plan Amendment Application No. 2021-1; and
6. The Planning Commission hereby recommends that the City Council of the City of Reedley adopt the following Conditions of Approval that shall apply to General Plan Amendment Application No. 2021-1:

a. Development of APNs 363-091-05, 370-091-06, 370-093-13, 370-093-02, 370-093-03, 370-093-04, and 370-131-29 shall take place in accordance with all city, county, state and federal laws and regulations.

b. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. If there are suspected human remains, the Fresno County Coroner Division shall be immediately contacted at (559) 600-3400. If remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (phone number (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (phone number (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists.

   If animal fossils are uncovered, the Museum of Paleontology at the University of California, Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist; if the paleontologist determines the material to be significant, a recommendation shall be made to the City as to any further site investigation or preservation measures.

c. Developer shall coordinate with Alta Irrigation District (AID) prior to the development of APN 370-131-29 in accordance with the Comment Letter from AID dated August 31, 2021.

7. This resolution is effective immediately upon adoption.

This foregoing resolution is hereby approved and adopted at a regular meeting of the Reedley Planning Commission, in the City of Reedley, held on the 16th day of December, 2021, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Ron Hudson, Chair
City of Reedley Planning Commission

ATTEST:

_____
Rob Terry, Secretary

Attachments:

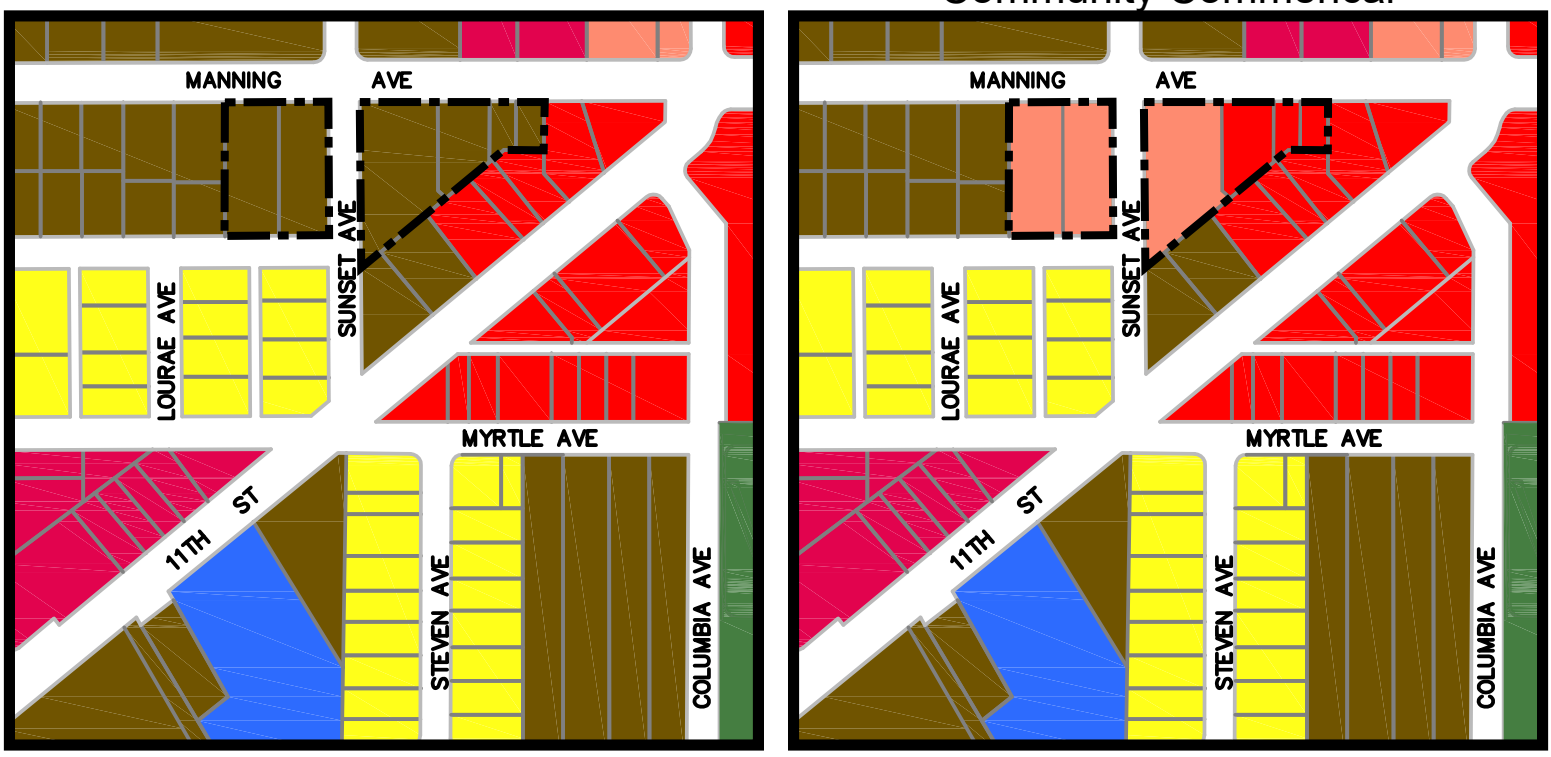
Exhibit A:	Map of affected parcels related to General Plan Amendment Application No. 2021-1 (APNs 363-091-05, 370-091-06, 370-093-13, 370-093-02, 370-093-03, and 370-093-04)
Exhibit B:	Map of affected parcel related to General Plan Amendment Application No. 2021-1 (APN 370-131-29)
Attachment 1:	Comment Letter from Alta Irrigation District (AID) dated July 23, 2021

City of Reedley
General Plan Amendment Application No. 2021-1
Exhibit 'A'

Project Information: APN(s): 370-091-02, 03, 04, 05, 06 & 13
Total Acreage: 2.567 acres

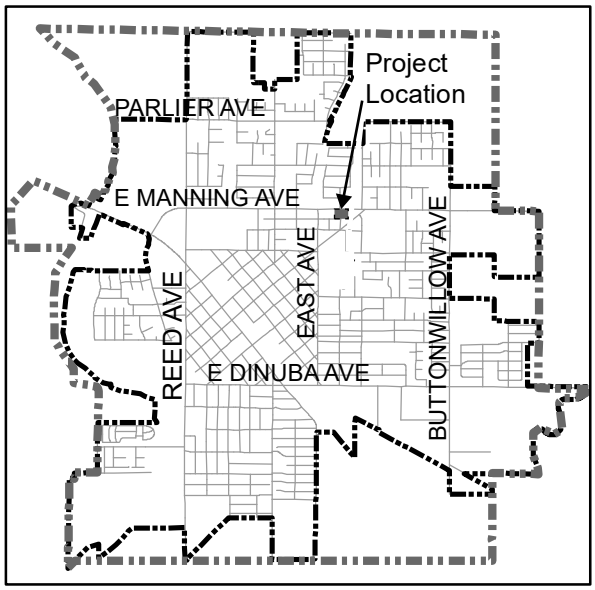
Existing
General Plan Planned Land Use
Designation:
High Density Residential

Proposed
General Plan Planned Land Use
Designation:
Neighborhood Commercial &
Community Commerical



NORTH

Location Map



Legend

- Reedley Sphere of Influence
- Reedley City Limits

Reedley General Plan Planned Land Use Designations

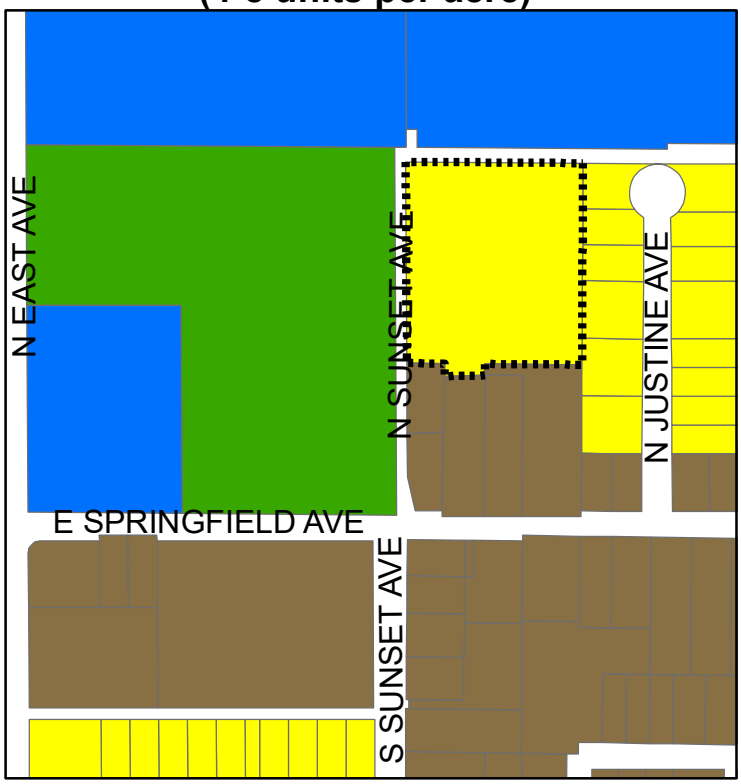
- Low Density Residential
- High Density Residential
- Open Space
- Public/Institutional Facility
- Office Commercial
- Community Commercial
- Neighborhood Commercial

City of Reedley
General Plan Amendment Application No. 2021-1
Exhibit B

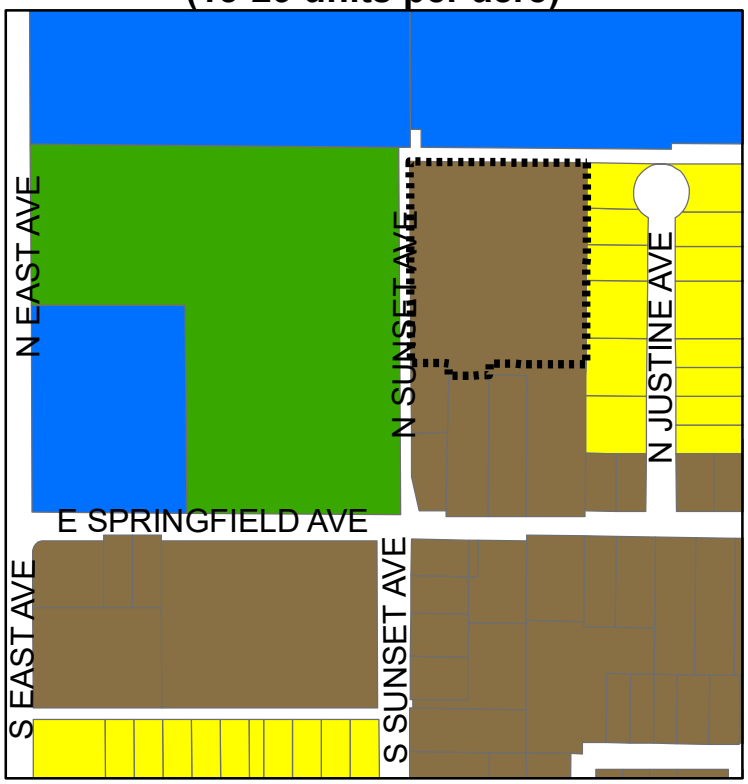
Project Information

APN: 370-131-29
Size: 2.65 acres
Zoning Designation: RM-2 (Multi-Family Residential)

Existing General Plan Designation:
Low Density Residential
(4-8 units per acre)

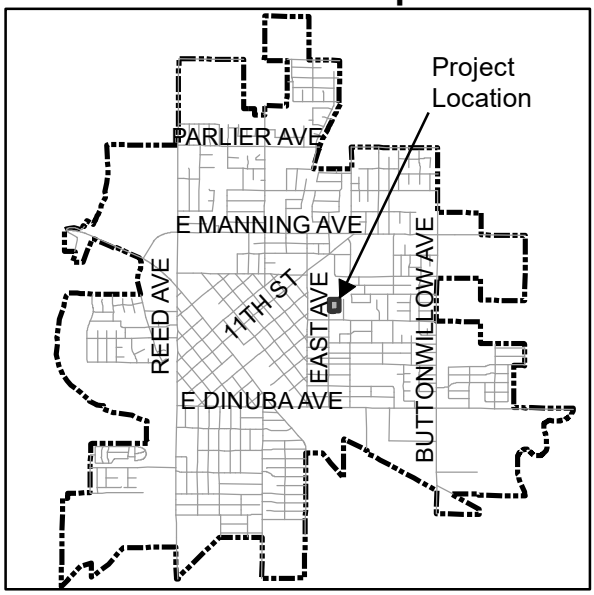


Proposed General Plan Designation:
High Density Residential
(15-29 units per acre)



0 125 250 500 Feet

Location Map



Legend

Project Location

General Plan Designation

- Open Space
- Public/Institutional Facility
- High Density Residential (4-8 units per acre)
- Low Density Residential (15-29 units per acre)

289 North L Street
Dinuba, CA 93618
Tel: (559) 591-0800
Fax: (559) 591-5190
www.altaid.org

Board of Directors
Jack Brandt
President
Dan Astiasuain
Domenic Fino
Jerry Halford
John Kalendar
Tom Marshall
Larry Tout

Administration
Chad B. Wegley
General Manager/ Secretary
Marc A. Limas
Operations Manager/Treasurer

August 31, 2021

*Via E-mail Only (*ellen.moore@reedley.ca.gov*)*

Ellen Moore, Associate Planner
City of Reedley – Community Dev. Department
1733 Ninth Street
Reedley, CA 93654

Subject: General Plan Amendment App. No. 2021-1 and Change of Zone Application NO. 2021-1: Site 3, APN 370-131-29

Dear Ms. Moore:

This letter is in response to a notice from City of Reedley, Community Development Department, for the proposed General Plan Amendment App. No. 2021-1 and Change of Zone Application NO. 2021-1: Site 3, APN 370-131-29, received August 23, 2021, requesting comments on the Change of Zone No. 2021-3, generally located 385 feet north of the NE corner of E. Springfield Ave and N. Sunset Ave (Project).

Alta Irrigation District ("District") does have existing infrastructure (Curtis Pipeline) running generally in a west-east alignment on the northside of APN 370-131-29. Since the Project is in its preliminary stages of development, the District reserves the right to comment on potential impact(s) to its facilities and other mitigation requirements until such time plans and specifications are provided for the Project. However, here is a summary of other key actions the applicant must take as part of the District's policies: i) execute an Encroachment Agreement, ii) execute a Pipeline Development Agreement, iii) possibility of pipeline replacement prior to occupancy of any buildings, iv) pay Encroachment Fees and other Project-related costs, etc. The District encourages the Developer to meet with the District during the early planning stages to discuss these items.

Should you have any questions about this letter please contact me at (559) 591-0800.

Sincerely,

Alta Irrigation District

Luis M. Rios,
Resource Analyst I

c: File


Alta ID
Grant Middle School
C.F. Mueller Park
E Santa Rosa St
E Springfield Ave
N Sunset Ave
Justine Ave
37003062T
37003017T
37030060
37030057
37030074
37030072
37030091
37013201
37013213
37013203
37013205
37013207
37013211
37013104
37013116
37013106
37013107
37013110
37013130
37013129
37013127
37013123
37014365
Turnouts
Drops
Wells
Headgates
Ponds
Waterways
Kings Parcels (1-2020)
Tulare Parcels (7-2020)
Fresno Parcels (5-2021)
30 m
100 ft
apn:
37013129
acres:
3
owner:
Sandoval, Juan R
careof:
mailaddr_1:
20231 Clayton Ave
mailaddr_2:
mailaddr_3:
Reedley, CA 93654

RESOLUTION NO. 2021-18

A RESOLUTION OF THE CITY OF REEDLEY PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CHANGE OF ZONE APPLICATION NO. 2021-1 (ORDINANCE NO. 2021-005)

WHEREAS, Change of Zone Application No. 2021-1 (Ordinance No. 2021-005) was submitted and pertains to redesignating APNs (370-091-05, 370-091-06 & 370-093-13) from the RM-2 (Multi-Family Residential) zone district designation to the CN (Neighborhood Commercial) zone district designation; and

WHEREAS, the proposed CN (Neighborhood Commercial) zone district designation is consistent with the Neighborhood Commercial General Plan Planned Land Use Designation on all three properties (see related General Plan Amendment Application No. 2021-1); and

WHEREAS, the change of zone application is consistent with the overall guiding land use principles described in the General Plan Update 2030, Land Use Element; and

WHEREAS, specific Land Use Element goals and policies, which when applied, would further support the zone district reclassification; and

WHEREAS, the Community Development Department staff consulted with responsible and trustee agencies (City Departments and external agencies) regarding the change of zone, then conducted an environmental analysis; and

WHEREAS, the appropriateness of the proposed project has been examined with respect to its compatibility with surrounding existing or proposed uses; and

WHEREAS, General Plan Amendment Application No. 2021-1 and Change of Zone Application No. 2021-1 (Ordinance No. 2021-005) were evaluated and processed in accordance with provisions of the California Environmental Quality Act; and

WHEREAS, an Addendum to the City of Reedley certified Program Environmental Impact Report (SCH No. 2010031106), prepared for the Reedley General Plan Update 2030 (Environmental Assessment No. 2021-9, dated December 16, 2021) has been prepared to assess the environmental effects of General Plan Amendment Application No. 2021-1 and Change of Zone Application No. 2021-1 (Ordinance No. 2021-005) in accordance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Reedley; and

WHEREAS, According to Section 15164(a) of the State CEQA Guidelines, “The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”; and

WHEREAS, the changes that are being proposed with General Plan Amendment Application No. 2021-1 and Change of Zone Application No. 2021-1 (Ordinance No. 2021-005) are minor in the sense that they would not create potentially significant environmental impacts in addition to those already identified in the City of Reedley General Plan Update 2030 EIR; and

WHEREAS, the project would also not substantially increase the magnitude or severity of impacts that were previously identified; and

WHEREAS, this Addendum does not require public circulation because it does not provide significant new information that changes the City's General Plan Update 2030 EIR in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible way to mitigate or avoid such an effect; and

WHEREAS, the City of Reedley Planning Commission, at the regular meeting on September 16, 2021, held a public hearing to review the change of zone and environmental assessment; and

WHEREAS, the Planning Commission received public testimony, oral and written staff report, and deliberated.

NOW, THEREFORE, BE IT RESOLVED that the City of Reedley Planning Commission using their independent judgment hereby recommends that the City Council of the City of Reedley approve Change of Zone Application No. 2021-1 (Ordinance No. 2021-005) based on the following:

1. The above recitals are true and correct; and
2. The City of Reedley Community Development Department has determined that Environmental Assessment No. 2021-9, an Addendum to the City of Reedley certified Program Environmental Impact Report, prepared for the Reedley General Plan Update 2030, is appropriate for the project; and
3. The Planning Commission finds that the proposed Change of Zone Application is consistent with the subject property's 2030 General Plan Neighborhood Commercial Planned Land Use Designation; and
4. The Planning Commission finds that Change of Zone Application No. 2021-1 (Ordinance No. 2021-005) is appropriate for the subject property; and
5. The Planning Commission hereby recommends that the City Council of the City of Reedley approve of Change of Zone Application No. 2021-1 through Ordinance No. 2021-005; and
6. The Planning Commission hereby recommends that the City Council of the City of Reedley adopt the following Conditions of Approval that shall apply to Change of Zone Application No. 2021-1(Ordinance No. 2021-005):
    a. Approval of Change of Zone Application No. 2021-1 and adoption of Ordinance No. 2021-005 is contingent upon final approval of General Plan Amendment Application No. 2021-1.
    b. Development of APNs 370-091-05, 370-091-06 & 370-093-13 shall take place in accordance with all city, county, state and federal laws and regulations.
    c. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. If there are suspected human remains, the Fresno County Coroner Division shall

be immediately contacted at (559) 600-3400. If remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (phone number (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (phone number (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists.

If animal fossils are uncovered, the Museum of Paleontology at the University of California, Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist; if the paleontologist determines the material to be significant, a recommendation shall be made to the City as to any further site investigation or preservation measures.

d. A noise study shall be prepared prior to the issuance of building or grading permits for the proposed development on APNs 370-091-05 and 370-091-06 to ensure that noise sources emitted would not exceed threshold levels established in the 2030 General Plan EIR.

7. This resolution is effective upon adoption.

This foregoing resolution is hereby approved and adopted at a regular meeting of the Reedley Planning Commission, in the City of Reedley, held on the 16th day of September, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Ron Hudson, Chair
City of Reedley Planning Commission

ATTEST:

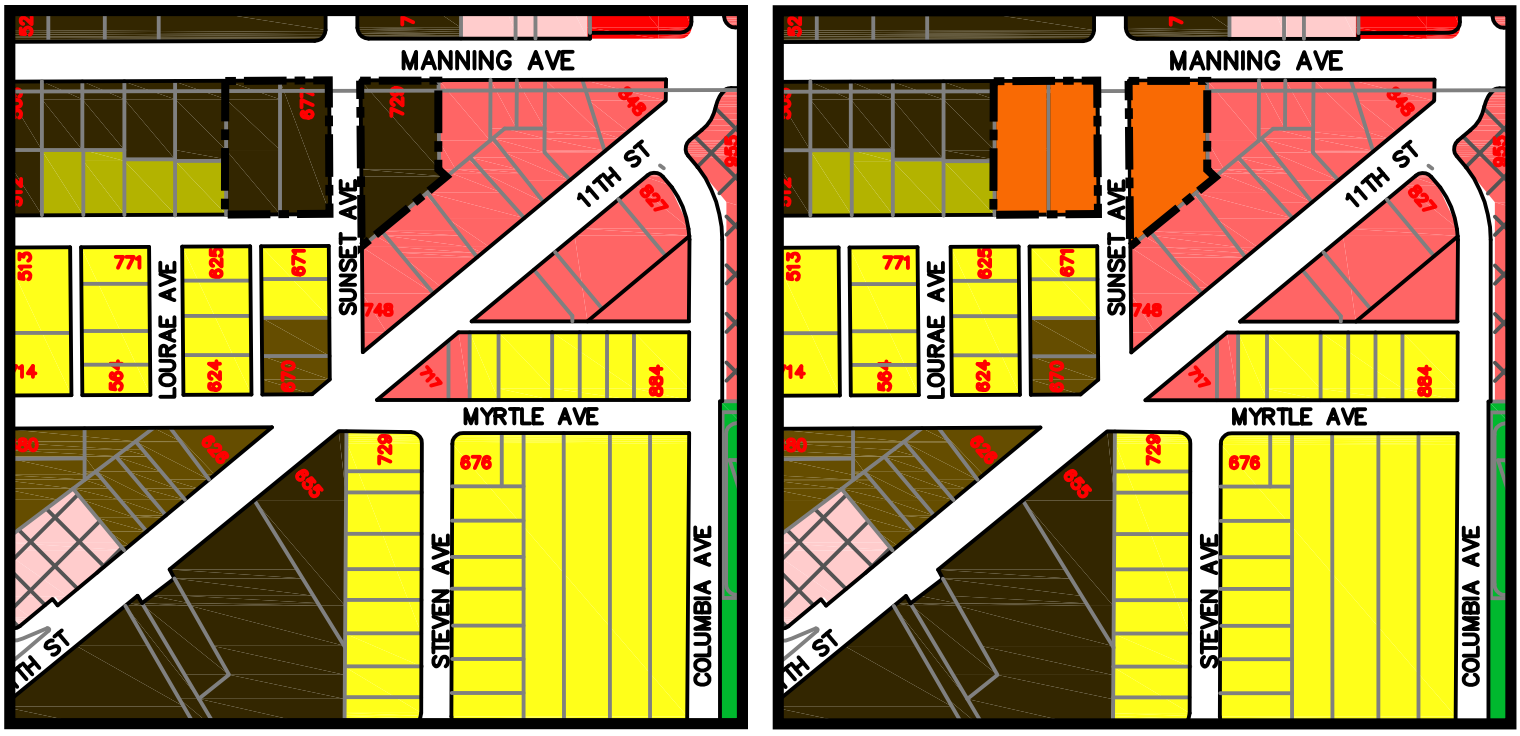
_____
Rob Terry, Secretary

Attachment:
Exhibit A: Map of affected parcels related to Change of Zone Application No. 2021-1 (APNs 370-091-05, 370-091-06 & 370-090-13)

Exhibit 'A' City of Reedley
Change of Zone Application No. 2021-1 (Ordinance No. 2021-005)

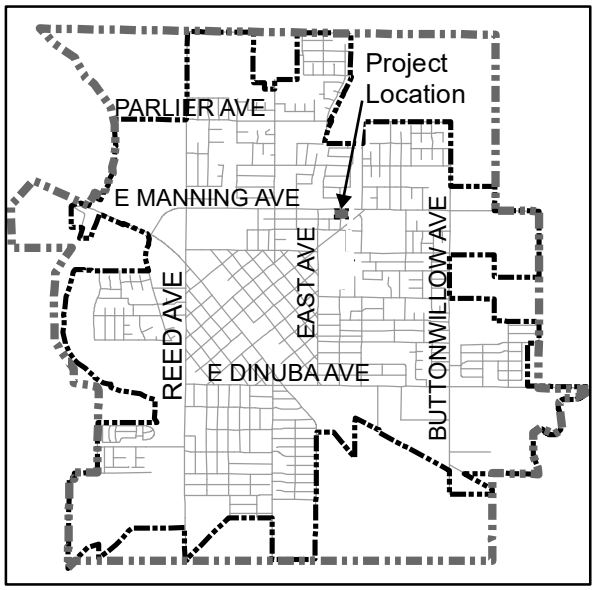
Project Information: APN(s): 370-091-05, 370-091-06 & 370-093-13
Total Acreage: 1.96 acres

Existing Zoning Designation:	Proposed Zoning Designation
RM-2 Multi-Family Residential	CN Neighborhood Commercial



NORTH

Location Map



Legend

- Reedley Sphere of Influence
- Reedley City Limits

Zoning Designations

- CC (Central & Community Commercial)
- CN(SP) Neighborhood Commercial (Specific Plan)
- CN (CN Neighborhood Commercial)
- C-AO (Administrative & Office)
- R-I (SP)
- R-1-6 One Family Residential
- RCO Resource Conservation & Open Space
- RM-2 Multi-Family Residential
- RM-3 Multi-Family Residential

Reedley GPA 2021-01 and Rezone 2021-01 - San Joaquin County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Reedley GPA 2021-01 and Rezone 2021-01

San Joaquin County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Fast Food Restaurant with Drive Thru	3.00	1000sqft	1.10	3,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.7	**Precipitation Freq (Days)**	51
Climate Zone	3			**Operational Year**	2023
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Land Use - Drive through restaurant

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	0.07	1.10

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

Reedley GPA 2021-01 and Rezone 2021-01 - San Joaquin County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Year	tons/yr										MT/yr					
2022	0.1952	1.3402	1.3561	2.3600e-003	0.0220	0.0632	0.0851	0.0103	0.0608	0.0711	0.0000	195.1268	195.1268	0.0353	4.0000e-005	196.0199
Maximum	**0.1952**	**1.3402**	**1.3561**	**2.3600e-003**	**0.0220**	**0.0632**	**0.0851**	**0.0103**	**0.0608**	**0.0711**	**0.0000**	**195.1268**	**195.1268**	**0.0353**	**4.0000e-005**	**196.0199**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1952	1.3402	1.3561	2.3600e-003	0.0220	0.0632	0.0851	0.0103	0.0608	0.0711	0.0000	195.1265	195.1265	0.0353	4.0000e-005	196.0197
Maximum	**0.1952**	**1.3402**	**1.3561**	**2.3600e-003**	**0.0220**	**0.0632**	**0.0851**	**0.0103**	**0.0608**	**0.0711**	**0.0000**	**195.1265**	**195.1265**	**0.0353**	**4.0000e-005**	**196.0197**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**1-3-2022**	**4-2-2022**	0.3357	0.3357
2	**4-3-2022**	**7-2-2022**	0.4601	0.4601
3	**7-3-2022**	**9-30-2022**	0.4551	0.4551
		Highest	0.4601	0.4601

2.2 Overall Operational

Reedley GPA 2021-01 and Rezone 2021-01 - San Joaquin County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0138	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.0000e-005	5.0000e-005	0.0000	0.0000	6.0000e-005
Energy	3.4000e-003	0.0309	0.0260	1.9000e-004		2.3500e-003	2.3500e-003		2.3500e-003	2.3500e-003	0.0000	41.4758	41.4758	1.9100e-003	7.7000e-004	41.7532
Mobile	0.5209	0.5490	3.3648	5.5700e-003	0.5141	5.0900e-003	0.5192	0.1375	4.7600e-003	0.1423	0.0000	519.6477	519.6477	0.0503	0.0369	531.9035
Waste						0.0000	0.0000		0.0000	0.0000	7.0154	0.0000	7.0154	0.4146	0.0000	17.3803
Water						0.0000	0.0000		0.0000	0.0000	0.2889	0.4747	0.7636	0.0298	7.1000e-004	1.7189
Total	**0.5381**	**0.5799**	**3.3908**	**5.7600e-003**	**0.5141**	**7.4400e-003**	**0.5216**	**0.1375**	**7.1100e-003**	**0.1446**	**7.3043**	**561.5983**	**568.9025**	**0.4966**	**0.0384**	**592.7559**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0138	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.0000e-005	5.0000e-005	0.0000	0.0000	6.0000e-005
Energy	3.4000e-003	0.0309	0.0260	1.9000e-004		2.3500e-003	2.3500e-003		2.3500e-003	2.3500e-003	0.0000	41.4758	41.4758	1.9100e-003	7.7000e-004	41.7532
Mobile	0.5209	0.5490	3.3648	5.5700e-003	0.5141	5.0900e-003	0.5192	0.1375	4.7600e-003	0.1423	0.0000	519.6477	519.6477	0.0503	0.0369	531.9035
Waste						0.0000	0.0000		0.0000	0.0000	7.0154	0.0000	7.0154	0.4146	0.0000	17.3803
Water						0.0000	0.0000		0.0000	0.0000	0.2889	0.4747	0.7636	0.0298	7.1000e-004	1.7189

Reedley GPA 2021-01 and Rezone 2021-01 - San Joaquin County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	**0.5381**	**0.5799**	**3.3908**	**5.7600e-003**	**0.5141**	**7.4400e-003**	**0.5216**	**0.1375**	**7.1100e-003**	**0.1446**	**7.3043**	**561.5983**	**568.9025**	**0.4966**	**0.0384**	**592.7559**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/29/2022	2/1/2022	5	2	
2	Grading	Grading	2/2/2022	2/7/2022	5	4	
3	Building Construction	Building Construction	2/8/2022	11/14/2022	5	200	
4	Paving	Paving	11/15/2022	11/28/2022	5	10	
5	Architectural Coating	Architectural Coating	11/29/2022	12/12/2022	5	10	

Acres of Grading (Site Preparation Phase): 1.88

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 4,500; Non-Residential Outdoor: 1,500; Striped Parking Area: 0 (Architectural

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Grading	Graders	1	8.00	187	0.41

Reedley GPA 2021-01 and Rezone 2021-01 - San Joaquin County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	1.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

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Category	tons/yr										MT/yr					
Fugitive Dust					6.2700e-003	0.0000	6.2700e-003	3.0000e-003	0.0000	3.0000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.3100e-003	0.0146	7.0900e-003	2.0000e-005		6.2000e-004	6.2000e-004		5.7000e-004	5.7000e-004	0.0000	1.5115	1.5115	4.9000e-004	0.0000	1.5238
Total	**1.3100e-003**	**0.0146**	**7.0900e-003**	**2.0000e-005**	**6.2700e-003**	**6.2000e-004**	**6.8900e-003**	**3.0000e-003**	**5.7000e-004**	**3.5700e-003**	**0.0000**	**1.5115**	**1.5115**	**4.9000e-004**	**0.0000**	**1.5238**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.0000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0521	0.0521	0.0000	0.0000	0.0526
Total	**3.0000e-005**	**2.0000e-005**	**2.0000e-004**	**0.0000**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0521**	**0.0521**	**0.0000**	**0.0000**	**0.0526**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fugitive Dust					6.2700e-003	0.0000	6.2700e-003	3.0000e-003	0.0000	3.0000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.3100e-003	0.0146	7.0900e-003	2.0000e-005		6.2000e-004	6.2000e-004		5.7000e-004	5.7000e-004	0.0000	1.5115	1.5115	4.9000e-004	0.0000	1.5238
Total	**1.3100e-003**	**0.0146**	**7.0900e-003**	**2.0000e-005**	**6.2700e-003**	**6.2000e-004**	**6.8900e-003**	**3.0000e-003**	**5.7000e-004**	**3.5700e-003**	**0.0000**	**1.5115**	**1.5115**	**4.9000e-004**	**0.0000**	**1.5238**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.0000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0521	0.0521	0.0000	0.0000	0.0526
Total	**3.0000e-005**	**2.0000e-005**	**2.0000e-004**	**0.0000**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0521**	**0.0521**	**0.0000**	**0.0000**	**0.0526**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0142	0.0000	0.0142	6.8500e-003	0.0000	6.8500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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Off-Road	3.0800e-003	0.0340	0.0184	4.0000e-005		1.4800e-003	1.4800e-003		1.3700e-003	1.3700e-003	0.0000	3.6205	3.6205	1.1700e-003	0.0000	3.6498
Total	**3.0800e-003**	**0.0340**	**0.0184**	**4.0000e-005**	**0.0142**	**1.4800e-003**	**0.0157**	**6.8500e-003**	**1.3700e-003**	**8.2200e-003**	**0.0000**	**3.6205**	**3.6205**	**1.1700e-003**	**0.0000**	**3.6498**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	5.0000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1302	0.1302	0.0000	0.0000	0.1315
Total	**6.0000e-005**	**4.0000e-005**	**5.0000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1302**	**0.1302**	**0.0000**	**0.0000**	**0.1315**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0142	0.0000	0.0142	6.8500e-003	0.0000	6.8500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.0800e-003	0.0340	0.0184	4.0000e-005		1.4800e-003	1.4800e-003		1.3700e-003	1.3700e-003	0.0000	3.6205	3.6205	1.1700e-003	0.0000	3.6498

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Total	**3.0800e-003**	**0.0340**	**0.0184**	**4.0000e-005**	**0.0142**	**1.4800e-003**	**0.0157**	**6.8500e-003**	**1.3700e-003**	**8.2200e-003**	**0.0000**	**3.6205**	**3.6205**	**1.1700e-003**	**0.0000**	**3.6498**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	5.0000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1302	0.1302	0.0000	0.0000	0.1315
Total	**6.0000e-005**	**4.0000e-005**	**5.0000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1302**	**0.1302**	**0.0000**	**0.0000**	**0.1315**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1649	1.2503	1.2726	2.2100e-003		0.0589	0.0589		0.0569	0.0569	0.0000	181.5769	181.5769	0.0316	0.0000	182.3675
Total	**0.1649**	**1.2503**	**1.2726**	**2.2100e-003**		**0.0589**	**0.0589**		**0.0569**	**0.0569**	**0.0000**	**181.5769**	**181.5769**	**0.0316**	**0.0000**	**182.3675**

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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.2000e-004	2.2000e-004	2.4900e-003	1.0000e-005	8.0000e-004	0.0000	8.0000e-004	2.1000e-004	0.0000	2.2000e-004	0.0000	0.6510	0.6510	2.0000e-005	2.0000e-005	0.6573
Total	**3.2000e-004**	**2.2000e-004**	**2.4900e-003**	**1.0000e-005**	**8.0000e-004**	**0.0000**	**8.0000e-004**	**2.1000e-004**	**0.0000**	**2.2000e-004**	**0.0000**	**0.6510**	**0.6510**	**2.0000e-005**	**2.0000e-005**	**0.6573**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1649	1.2503	1.2726	2.2100e-003		0.0589	0.0589		0.0569	0.0569	0.0000	181.5767	181.5767	0.0316	0.0000	182.3673
Total	**0.1649**	**1.2503**	**1.2726**	**2.2100e-003**		**0.0589**	**0.0589**		**0.0569**	**0.0569**	**0.0000**	**181.5767**	**181.5767**	**0.0316**	**0.0000**	**182.3673**

Mitigated Construction Off-Site

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.2000e-004	2.2000e-004	2.4900e-003	1.0000e-005	8.0000e-004	0.0000	8.0000e-004	2.1000e-004	0.0000	2.2000e-004	0.0000	0.6510	0.6510	2.0000e-005	2.0000e-005	0.6573
Total	**3.2000e-004**	**2.2000e-004**	**2.4900e-003**	**1.0000e-005**	**8.0000e-004**	**0.0000**	**8.0000e-004**	**2.1000e-004**	**0.0000**	**2.2000e-004**	**0.0000**	**0.6510**	**0.6510**	**2.0000e-005**	**2.0000e-005**	**0.6573**

3.5 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.4400e-003	0.0339	0.0440	7.0000e-005		1.7400e-003	1.7400e-003		1.6000e-003	1.6000e-003	0.0000	5.8848	5.8848	1.8700e-003	0.0000	5.9315
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.4400e-003**	**0.0339**	**0.0440**	**7.0000e-005**		**1.7400e-003**	**1.7400e-003**		**1.6000e-003**	**1.6000e-003**	**0.0000**	**5.8848**	**5.8848**	**1.8700e-003**	**0.0000**	**5.9315**

Unmitigated Construction Off-Site

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.4000e-004	1.6200e-003	0.0000	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4231	0.4231	1.0000e-005	1.0000e-005	0.4273
Total	**2.1000e-004**	**1.4000e-004**	**1.6200e-003**	**0.0000**	**5.2000e-004**	**0.0000**	**5.2000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4231**	**0.4231**	**1.0000e-005**	**1.0000e-005**	**0.4273**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.4400e-003	0.0339	0.0440	7.0000e-005		1.7400e-003	1.7400e-003		1.6000e-003	1.6000e-003	0.0000	5.8848	5.8848	1.8700e-003	0.0000	5.9314
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.4400e-003**	**0.0339**	**0.0440**	**7.0000e-005**		**1.7400e-003**	**1.7400e-003**		**1.6000e-003**	**1.6000e-003**	**0.0000**	**5.8848**	**5.8848**	**1.8700e-003**	**0.0000**	**5.9314**

Mitigated Construction Off-Site

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.4000e-004	1.6200e-003	0.0000	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4231	0.4231	1.0000e-005	1.0000e-005	0.4273
Total	**2.1000e-004**	**1.4000e-004**	**1.6200e-003**	**0.0000**	**5.2000e-004**	**0.0000**	**5.2000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4231**	**0.4231**	**1.0000e-005**	**1.0000e-005**	**0.4273**

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0209					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0200e-003	7.0400e-003	9.0700e-003	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2787
Total	**0.0219**	**7.0400e-003**	**9.0700e-003**	**1.0000e-005**		**4.1000e-004**	**4.1000e-004**		**4.1000e-004**	**4.1000e-004**	**0.0000**	**1.2766**	**1.2766**	**8.0000e-005**	**0.0000**	**1.2787**

Unmitigated Construction Off-Site

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0209					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0200e-003	7.0400e-003	9.0700e-003	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2787
Total	**0.0219**	**7.0400e-003**	**9.0700e-003**	**1.0000e-005**		**4.1000e-004**	**4.1000e-004**		**4.1000e-004**	**4.1000e-004**	**0.0000**	**1.2766**	**1.2766**	**8.0000e-005**	**0.0000**	**1.2787**

Mitigated Construction Off-Site

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.5209	0.5490	3.3648	5.5700e-003	0.5141	5.0900e-003	0.5192	0.1375	4.7600e-003	0.1423	0.0000	519.6477	519.6477	0.0503	0.0369	531.9035
Unmitigated	0.5209	0.5490	3.3648	5.5700e-003	0.5141	5.0900e-003	0.5192	0.1375	4.7600e-003	0.1423	0.0000	519.6477	519.6477	0.0503	0.0369	531.9035

4.2 Trip Summary Information

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	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Fast Food Restaurant with Drive Thru	1,412.85	1,848.36	1417.74	1,378,844	1,378,844
Total	1,412.85	1,848.36	1,417.74	1,378,844	1,378,844

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Fast Food Restaurant with Drive Thru	9.50	7.30	7.30	2.20	78.80	19.00	29	21	50

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Fast Food Restaurant with Drive Thru	0.531667	0.052263	0.168651	0.155495	0.027235	0.006385	0.012362	0.016685	0.000479	0.000329	0.023608	0.001135	0.003707

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	7.8469	7.8469	1.2700e-003	1.5000e-004	7.9245
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	7.8469	7.8469	1.2700e-003	1.5000e-004	7.9245
NaturalGas Mitigated	3.4000e-003	0.0309	0.0260	1.9000e-004		2.3500e-003	2.3500e-003		2.3500e-003	2.3500e-003	0.0000	33.6288	33.6288	6.4000e-004	6.2000e-004	33.8286

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NaturalGas Unmitigated	3.4000e-003	0.0309	0.0260	1.9000e-004		2.3500e-003	2.3500e-003		2.3500e-003	2.3500e-003	0.0000	33.6288	33.6288	6.4000e-004	6.2000e-004	33.8286

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Fast Food Restaurant with	630180	3.4000e-003	0.0309	0.0260	1.9000e-004		2.3500e-003	2.3500e-003		2.3500e-003	2.3500e-003	0.0000	33.6288	33.6288	6.4000e-004	6.2000e-004	33.8286
Total		**3.4000e-003**	**0.0309**	**0.0260**	**1.9000e-004**		**2.3500e-003**	**2.3500e-003**		**2.3500e-003**	**2.3500e-003**	**0.0000**	**33.6288**	**33.6288**	**6.4000e-004**	**6.2000e-004**	**33.8286**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Fast Food Restaurant with	630180	3.4000e-003	0.0309	0.0260	1.9000e-004		2.3500e-003	2.3500e-003		2.3500e-003	2.3500e-003	0.0000	33.6288	33.6288	6.4000e-004	6.2000e-004	33.8286
Total		**3.4000e-003**	**0.0309**	**0.0260**	**1.9000e-004**		**2.3500e-003**	**2.3500e-003**		**2.3500e-003**	**2.3500e-003**	**0.0000**	**33.6288**	**33.6288**	**6.4000e-004**	**6.2000e-004**	**33.8286**

5.3 Energy by Land Use - Electricity

Unmitigated

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Fast Food Restaurant with	84810	7.8469	1.2700e-003	1.5000e-004	7.9245
Total		**7.8469**	**1.2700e-003**	**1.5000e-004**	**7.9245**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Fast Food Restaurant with	84810	7.8469	1.2700e-003	1.5000e-004	7.9245
Total		**7.8469**	**1.2700e-003**	**1.5000e-004**	**7.9245**

6.0 Area Detail

6.1 Mitigation Measures Area

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0138	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.0000e-005	5.0000e-005	0.0000	0.0000	6.0000e-005
Unmitigated	0.0138	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.0000e-005	5.0000e-005	0.0000	0.0000	6.0000e-005

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.0900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0117					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.0000e-005	5.0000e-005	0.0000	0.0000	6.0000e-005
Total	**0.0138**	**0.0000**	**3.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**5.0000e-005**	**5.0000e-005**	**0.0000**	**0.0000**	**6.0000e-005**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Architectural Coating	2.0900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0117					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.0000e-005	5.0000e-005	0.0000	0.0000	6.0000e-005
Total	**0.0138**	**0.0000**	**3.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**5.0000e-005**	**5.0000e-005**	**0.0000**	**0.0000**	**6.0000e-005**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.7636	0.0298	7.1000e-004	1.7189
Unmitigated	0.7636	0.0298	7.1000e-004	1.7189

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Fast Food Restaurant with	0.910601 / 0.0581235	0.7636	0.0298	7.1000e-004	1.7189
Total		**0.7636**	**0.0298**	**7.1000e-004**	**1.7189**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Fast Food Restaurant with	0.910601 / 0.0581235	0.7636	0.0298	7.1000e-004	1.7189
Total		**0.7636**	**0.0298**	**7.1000e-004**	**1.7189**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	7.0154	0.4146	0.0000	17.3803

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated	7.0154	0.4146	0.0000	17.3803

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Fast Food Restaurant with	34.56	7.0154	0.4146	0.0000	17.3803
Total		**7.0154**	**0.4146**	**0.0000**	**17.3803**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Fast Food Restaurant with	34.56	7.0154	0.4146	0.0000	17.3803
Total		**7.0154**	**0.4146**	**0.0000**	**17.3803**

9.0 Operational Offroad

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation