



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**
University Medical Center Campus Property Sale
- 2. Lead agency name and address:**
County of Fresno
Development Services and Capital Project Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721
- 3. Contact person and phone number:**
Marianne Mollring, Senior Planner
559-600-4569
- 4. Project location:**
The subject site is located in the City of Fresno PI (Public Institutions) Zone District at the northeasterly intersection of S. Cedar Avenue and E. Kings Canyon Avenue within the city limits of the City of Fresno (SUP. DIST. 3) (APN 461-020-03T). (Addressed as 445 S. Cedar, 496 S. Barton, 500 S. Barton, 4361 E. Kings Canyon, 4409 E. Inyo, 4411 E. Kings Canyon, 4417 E. Inyo, 4441 E. Kings Canyon, 4447 E. Kings Canyon, 4449 E. Kings Canyon, and 4460 E. Huntington).
- 5. Project sponsor's name and address:**
County of Fresno
2220 Tulare Street, 6th Floor
Fresno, CA 93721
- 6. General Plan designation:**
City of Fresno, Public Institution
- 7. Zoning:**
City of Fresno PI (Public Institution)
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Approve the disposition (sale) of 32.59 acres of surplus government property identified as the University Medical Center Campus, allow for the creation of a 4.32-acre parcel to be retained by the County of Fresno as sole and separate property, and the lease-back of 14 on-site structures to the County.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**
Roosevelt High School to the north, commercial uses to the south and east, residential uses to the west.
- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**
None
- 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, is there a plan for consultation that**

includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Notices were sent to the Dumna Wo Wah, Santa Rosa Rancheria Tachi Yokut, Table Mountain Rancheria, and Picayune Rancheria of the Chukchansi Indians tribal governments. The tribes have not requested consultation as of the date of transmittal to the State Clearinghouse.

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 21080.3.2.) 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.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

PERFORMED BY:

REVIEWED BY:

Marianne Mollring, Senior Planner

Chris Motta, Principal Planner

Date: _____

Date: _____

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM (Initial Study Application No. 7663)

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 1 c) In non-urbanized areas, 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 a 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?
- 1 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

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

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

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:

- 1 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 1 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?
- 1 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 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 Wildlife or U.S. Fish and Wildlife Service?
- 1 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?
- 1 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?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 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?

V. CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 1 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 1 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?
- 1 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

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:
 - 1 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?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 1 b) Result in substantial soil erosion or loss of topsoil?
- 1 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?
- 1 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?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- 1 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 1 b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 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?
- 2 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 2 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, create a significant hazard to the public or the environment?
- 1 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, result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 1 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 1 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 result in substantial erosion or siltation on or off site?
 - 1 i) Result in substantial erosion or siltation on or off site;
 - 1 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
 - 1 iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 - 1 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 1 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?

XII. MINERAL RESOURCES

Would the project:

- 1 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?
- 1 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?

XIII. NOISE

Would the project result in:

- 1 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?
- 1 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 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, exposing people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 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)?

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

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.)

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 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?
- 1 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 1 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?
- 1 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?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XV. PUBLIC SERVICES

Would the project:

- 1 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the 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:
- 1 i) Fire protection?
- 1 ii) Police protection?
- 1 iii) Schools?
- 1 iv) Parks?
- 1 v) Other public facilities?

XVI. RECREATION

Would the project:

- 1 a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 1 b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

XVII. TRANSPORTATION

Would the project:

- 1 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 1 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 1 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 1 a) 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:
- 1 i) 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
- 1 ii) 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

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- 1 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 1 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?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 a) 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?
- 1 b) 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.)
- 2 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

Fresno County General Plan, Policy Document and Final EIR
Fresno County Zoning Ordinance
City of Fresno General Plan and Zoning Ordinance
Important Farmland 2016 Map, State Department of Conservation
Environmental Review and Data Summary prepared by Krazan & Associates, Inc. August 15, 2019

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County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: County of Fresno
- APPLICATION NOS.: Initial Study Application No. 7663
- DESCRIPTION: Approve the disposition (sale) of 32.59 acres of surplus government property identified as the University Medical Center Campus, allow for the creation of a 4.32-acre parcel to be retained by the County of Fresno as sole and separate property, and the lease-back of 14 on-site structures to the County.
- LOCATION: The subject site is located in the City of Fresno PI (Public Institutions) Zone District at the northeasterly intersection of S. Cedar Avenue and E. Kings Canyon Avenue within the city limits of the City of Fresno (SUP. DIST. 3) (APN 461-020-03T). (Addressed as 445 S. Cedar, 496 S. Barton, 500 S. Barton, 4361 E. Kings Canyon, 4409 E. Inyo, 4411 E. Kings Canyon, 4417 E. Inyo, 4441 E. Kings Canyon, 4447 E. Kings Canyon, 4449 E. Kings Canyon, and 4460 E. Huntington).

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or
- C. In non-urbanized areas, 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 points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality; or
- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: NO IMPACT:

The project is the property sale of the existing University Medical Center Campus, which is fully improved with twenty structures including the now closed hospital (2007), existing maintenance shops, currently operational social services and behavioral health offices, motor pool, outpatient buildings, mechanical buildings, modular buildings, paved parking, and the recently completed Crisis Residential Treatment Facility. The site is located in the City of Fresno in an urbanized area, which includes residences, schools, commercial buildings, industrial properties, and the Fresno County Fairgrounds. The project also includes the creation of a 4.32-acre parcel for the retention of the Crisis Residential Treatment Facility by the County and the lease-back of 14 on-site buildings to the County.

The site is not located near a scenic vista or scenic highway and sale of the existing site will not change the visual character of the neighborhood nor create a new source of light or glare. No new development is proposed for the site with this application. If, at a future date, development is proposed for the site, the new project will be required to be evaluated under CEQA prior to new land use approvals.

II. AGRICULTURAL 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract; or
- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project site is fully developed and located in an urbanized area in the City of Fresno. According to the 2016 Farmland Mapping and Monitoring Program Map, the site is designated Urban and Built-up Land, which is defined as land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel.

The site is not subject to a Williamson Act Contract nor is there any forest land or timberland in the vicinity. The project is the sale of real property and will not impact agriculture or forest land.

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; or
- 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; or
- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: NO IMPACT:

The project site is fully developed and the proposed project is the sale of surplus government property to a private entity. No development is proposed for the site with this application, and as such, there will be no increase in criteria pollutants nor new odors. If, at a future date, development is proposed for the site, the new project will be required to be evaluated under CEQA prior to new land use approvals.

IV. BIOLOGICAL RESOURCES

Would the project:

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

- 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 Wildlife or U.S. Fish and Wildlife Service; or
- 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; or
- 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; or
- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- 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?

FINDING: NO IMPACT:

The project site is fully developed and located in an urban area in the City of Fresno. The area is characterized by residential, commercial, educational, recreational, and industrial development and is subject to heavy volumes of street and pedestrian traffic, which makes the site inhospitable for wildlife. The site does not provide habitat for protected species, is not riparian in nature, contains no wetlands, and is not on a wildlife corridor. The project will not conflict with any local policies or ordinances protecting biological resources

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

FINDING: NO IMPACT:

According to historical maps, the subject site has been occupied by facilities associated with Fresno County General Hospital from at least 1906, including a laundry, hospital ward, nursing school, and the University Medical Center campus. The University Medical Center Hospital (circa 1959) closed in 2007 and other buildings on the site are currently used for County offices, social services, and behavioral health services. Although many of the structures are over 50 years old, they are industrial in nature, do not represent unique structural features from defined architectural periods, and are not associated with historical figures. There is no construction, modification, or demolition of structures associated with this project, which is the sale of surplus government property.

- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: NO IMPACT:

The subject parcel is not located in an area that has been designated as moderately or highly sensitive to archaeological finds. The site is completely built over and no ground disturbing activities are a part of the project, which is the sale of surplus government property.

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; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: NO IMPACT:

The project is the sale of an existing medical center campus and no change in use or new development is proposed with this project. The site is not subject to a state or local plan for renewable energy. If, in the future, new construction is proposed, the site will be subject to the California Green Building Code for energy efficiency. Any future project will be required to be evaluated under CEQA prior to new land use approvals.

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:
 - 1. 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?
 - 2. Strong seismic ground shaking?
 - 3. Seismic-related ground failure, including liquefaction?
 - 4. Landslides?

FINDING: NO IMPACT:

According to the California Department of Conservation Fault Activity Map of California (2010) the subject parcel is not located near a known fault line. Figure 9-5 of the Fresno County General Plan Background Report (FCGPBR), indicates that the project site is located in an area with a zero to twenty percent peak horizontal ground acceleration.

- B. Result in substantial soil erosion or loss of topsoil; or
- 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; or
- 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?

FINDING: NO IMPACT:

Figure 9-6 (FCGPBR) indicates that the project site is not in an area of landslide hazards or subsidence. Site and area soils consist of Hanford sandy loam, Ramona sandy loam, Greenfield sandy loam, Madera loam, and Delhi loamy sand. These soils are not hydric, have good infiltration rates, and are well drained. No ground disturbance is proposed with this project and the site is fully developed with structures, parking lots, and landscaping. The project site is not within an area of expansive soils and will not result in soil erosion or loss of topsoil.

- 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?

FINDING: NO IMPACT:

The project is currently served by City of Fresno water and sewer systems and does not require septic tanks. There are no known septic tanks on the site.

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

FINDING: NO IMPACT:

The project is the sale of an existing developed parcel and no ground-disturbing activities are proposed. The site is fully developed and contains no unique geological features. Therefore, there will be no impact to paleontological resources or geological features. If, at a future date, development is proposed for the site, the new project will be required to be evaluated under CEQA prior to new use approvals.

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

FINDING: NO IMPACT:

The project is the sale of an existing, developed medical center campus and no new development or change in use is proposed with the sale of the property. As such, there will be no change in greenhouse gas emissions and the project will not conflict with a plan, policy, or regulation adopted for the purpose of reducing greenhouse gases.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The University Medical Center Hospital, which closed in 2007, anchors the subject property. An Environmental Review and Data Summary was prepared by Krazan & Associates, Inc. for the site on August 15, 2019. The review included site reconnaissance by an Environmental Professional.

During the reconnaissance the following were observed: existing structures, hazardous substances and/or petroleum products, aboveground storage tanks, underground storage tanks, drums, polychlorinated biphenyl (PCB) containing equipment, subsurface hydraulic equipment, heating ventilation air conditioning (HVAC), stains or corrosion on floors, walls, or ceilings, floor drains, sumps or potential oil/water clarifiers, and storm drains. There was no evidence of underground pipelines, strong pungent or noxious odors, pools of hazardous materials or petroleum, unidentified substance containers, ponds, stained soil or pavement, wastewater, wells, or septic tanks.

There are approximately 20 structures on the site and many of the addresses for these structures are associated with past records for hazardous waste generation, primarily asbestos removal, related to building remodeling. Records for the site show that listed hazardous materials were used in the course of hospital services, but those materials were removed when the hospital closed. The site is not currently generating hazardous waste.

Environmental records indicate that five underground storage tanks were previously removed from the site in the late 1990s. The soil in the immediate area of the tanks

was tested at the time of tank removal and did not show contamination. The tank locations were subsequently paved over. There are currently two aboveground storage tanks storing diesel fuel and one underground storage tank storing gasoline. There is no evidence of leaks or release from the tanks.

The project is the sale of the existing medical center campus and the lease-back of several buildings to the County for continued office, social services, and medical services. Operation of the site will not change as a result of this project and there will be no significant risk to the public or the environment through the routine transport, use, or disposal of hazardous materials.

However, due to the age and historic use of the site, prior to any change in occupancy or use and prior to any new construction, demolition, or ground disturbance, a Phase I Environmental Site Assessment (ESA) should be conducted by the property owner to determine if there are any undiscovered site hazards.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Potential sensitive receptors include adjacent residences to the east and west and Roosevelt High School to the north. The site is not currently generating hazardous waste. The fuel storage tanks are in compliance with existing hazardous materials regulations and receive regular inspection by the Certified Unified Program Agency (CUPA).

With operation in accordance with existing environmental regulations, the site does not have foreseeable upset and accident conditions involving the release of hazardous materials into the environment

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The only school within one quarter-mile of the site is Fresno Unified School District's Roosevelt High School, which is immediately adjacent to the north.

The State of California Environmental Protection Agency (CalEPA) – Department of Toxic Substances Control (DTSC) Envirostor database available via the DTSC's website indicated that no records of cleanup sites including State response sites, voluntary cleanup sites, school cleanup sites, or military or school evaluation sites are listed for the subject site.

The site no longer produces hazardous waste, has no history of hazardous emissions, and does not store acutely hazardous materials. The site currently stores diesel fuel for

facility mechanical equipment and dispenses gasoline at the motor pool. Accordingly, there is a less than significant risk to the adjacent school from the current operation of the site.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The site has historically been used as a County hospital and medical center with related uses, and has a motor pool with a fuel dispenser. As such, hazardous materials related to the provision of medical services and fuel storage tanks have been present on the site, with the site being operated according to its Hazardous Materials Business Plans. These hazardous materials included chemical use, dispensing, and handling, waste treatment, radioactive material licensing, medical gas, and hospital operations. Most of the hazardous materials identified with the site were used by the hospital during routine medical care and others were used for plant operations. Accordingly, the site is listed pursuant to Government Code Section 65962.5.

Since the hospital closed in 2007, hazardous medical materials have been removed from the site. The only existing hazardous materials identified in the Krazan report that are still on site are the storage tanks for diesel fuel and gasoline. The tanks are in compliance with CUPA permit standards and do not create a significant hazard to the public or the environment. No records related to the on-site disposal of hazardous materials was revealed in the Krazan report.

The project is the sale of the existing medical center campus and the lease-back of several buildings to the County for continued office and medical services. Operation of the site will not change as a result of this project.

Due the age and historic use of the site, prior to any change in occupancy or use and prior to any new construction, demolition, or ground disturbance, a Phase I Environmental Site Assessment (ESA) should be conducted by the property owner to determine if there are any undiscovered site hazards.

- 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, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an airport land use plan nor within two miles of a public airport. There is an existing heliport (life flight) on the site; however, that heliport ceased use with the closing of the hospital in 2007.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT:

The project is the sale of surplus government real property consisting of a previously developed medical center campus. No new development is proposed with the sale of the property and the project will not physically interfere with an adopted emergency response plan or emergency evacuation plan.

- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

The project is in an urbanized area of the City of Fresno, which is protected by the City of Fresno Fire Department. There is no risk of wildland fires in the project area.

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; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The State of California Regional Water Quality Control Board (RWQCB) Geotracker database available via the RWQCB website indicated that no cleanup sites including Leaking Underground Storage Tank (LUST) sites, cleanup program sites, land disposal sites, or military sites are listed for the subject site. There is no record of site contamination from the historic use of the site and the sale of the property will not degrade surface or groundwater quality.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: NO IMPACT:

The project is currently served by the City of Fresno municipal water system, which receives a surface water allocation for the provision of potable water. Since no change in use, or intensity of use, is proposed with this project, there will be no impact to groundwater supplies or recharge.

- 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:

- 1. Result in substantial erosion or siltation on or off site?

2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
4. Impede or redirect flood flows?

FINDING: NO IMPACT:

The project site is not near a stream or river and will continue to be served by the Fresno Metropolitan Flood Control District (FMFCD) for drainage. Since the project is the sale of an existing medical center campus and that no construction, demolition, or ground disturbance is proposed, there will be no alteration of existing drainage patterns or alteration of the course of a stream or river, nor the addition of impervious surfaces.

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or
- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

According to FIRM Map No. 06019C2110H, the site is Flood Zone X. The majority of the site is outside the 0.2% annual chance floodplain and the western edge of the site is in the area of 0.2% annual chance flood area. The USGS Fresno South Quadrangle map was reviewed and did not reveal any natural water courses, streams, or wetlands in the project area.

The project site is developed as a medical center campus and currently receives municipal sewer and water service from the City of Fresno. Fresno Metropolitan Flood Control District provides drainage service. No new development is proposed with this project and the sale of the property would not change drainage patterns, increase surface runoff, or result in flooding. The site is not subject to flood hazard, tsunami or seiche conditions.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or
- 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?

FINDING: NO IMPACT:

The project site is fully developed with structures, landscaping and paved parking, and located in an urbanized area of the City of Fresno. Surrounding uses include residential development, commercial, educational, recreational, and industrial uses. The use of the property is consistent with its zoning of Public Institutions (PI) and the sale of the property will not divide an established community or conflict with any land use plan, policy, or regulation.

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; or
- 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?

FINDING: NO IMPACT:

No mineral resource impacts were identified in the analysis. According to Figure 7-7 (FCGPBR), the project is not in an oil development zone or mineral resource area.

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; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or
- 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?

FINDING: NO IMPACT:

There is an existing heliport (life flight) on the site; however, that heliport ceased use with the closing of the hospital in 2007. The site is not within a two miles of a public airport or public use airport. The project is the sale of an existing medical center campus with a previously closed hospital. No new development is proposed with this project and the existing use of the facility will not change. Therefore, the project will not

cause an increase in ambient noise levels or generate excessive ground-borne vibration.

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)?; or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project site is an existing medical center campus and will not induce population growth or displace people or housing through the sale of the property.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:
 - 1. Fire protection;
 - 2. Police protection;
 - 3. Schools;
 - 4. Parks; or
 - 5. Other public facilities?

FINDING: NO IMPACT:

The site is currently a County-owned medical center campus, with a previously closed County hospital. The services provided by the hospital were transferred to a contract provider upon the closing of the facility in 2007. The site is currently being used for offices, social services, and behavioral health services. The project is the sale of the property as-is and the lease-back of the structures housing offices, social services, and behavioral services to the County of Fresno. No new government facilities will be required due to this project. The City of Fresno Police Department and Fire Department

currently serve the site and there will be no impact to parks, schools, or other public facilities resulting from the sale of this property.

XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The project is the sale of surplus County of Fresno real property and will not increase the use of existing parks nor necessitate the construction or expansion of recreational facilities.

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; or
- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b); or
- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project is the sale of an existing medical center campus and no change in use is proposed with this project. Transportation systems, traffic conditions, volume of traffic, and roadway patterns will not change due to this project. The site is served by municipal bus service (Fresno Area Express – FAX), has interior and surface street sidewalks, and bicycle lanes on Kings Canyon Avenue (south frontage).

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. 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:
1. 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
 2. 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.)

FINDING: NO IMPACT:

The project is the sale of surplus government real property, which is fully developed as a medical center campus. There will be no ground-disturbing activity with this project. The project was routed to the Dumna Wo Wah Tribal Government, the Santa Rosa Rancheria Tachi Yokut Tribe, the Table Mountain Rancheria, and the Picayune Rancheria of the Chukchansi Indians per AB 52. The tribes had no comment on the project and did not request consultation. The project site is not located in an area of sensitivity to archeological resources. Since there will be no ground disturbance with this project, there will be no impact on any possible undiscovered cultural resources.

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; or
- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; or
- 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?

FINDING: NO IMPACT:

The site is currently served by the City of Fresno municipal water and sewer system, and the Fresno Metropolitan Flood Control District stormwater drainage system. There

is capacity in each of these systems to continue serving the existing site. No new facilities will be constructed as a result of this project. The City of Fresno and the Fresno Metropolitan Flood Control District did not express any concern with the project.

- 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; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The project is the sale of an existing medical center campus and no change in use is proposed with this project. The project will comply with federal, state, and local statutes and regulations related to handling and disposal of solid wastes and will continue to be served by the City of Fresno Solid Waste Division. There will be no change in solid waste volume as a result of the sale of this property

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, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- 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?

FINDING: NO IMPACT:

The project site is not in or near a state responsibility area or near land classified as a very high fire hazard severity zone. The terrain is level and located in an urban area served by the City of Fresno Fire Department, with access from major streets, and municipal water system fire hydrant availability.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Although the site has a history of generating and storing hazardous waste, the only currently known hazardous materials on the site are two aboveground diesel storage tanks and one underground gasoline storage tank.

The site is currently a County-owned medical center campus, with a previously closed County hospital. The site is currently being used for offices, social services, and behavioral health services and will not change with this project. The project is the sale of the property as-is and the lease-back of the structures housing offices, social services, and behavioral services to the County of Fresno.

- B. 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)?

FINDING: NO IMPACT:

The project is the sale of the property as-is and the lease-back of the structures housing offices, social services, and behavioral services to the County of Fresno. There will be no change in intensity of the use with this project.

- C. Have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is the property sale of the existing University Medical Center Campus, which is fully improved with twenty structures including the now closed hospital (2007), maintenance shops, social services offices, motor pool, outpatient buildings, mechanical buildings, modular buildings, paved parking, and the Crisis Residential Treatment Facility. The site is located in the City of Fresno in an urbanized area, which includes residences, schools, commercial buildings, industrial properties, and the Fresno County Fairgrounds. The project also includes the creation of a 4.32-acre parcel for the retention of the Crisis Residential Treatment Facility by the County and the lease-back of 14 on-site buildings to the County.

The sale of the medical center campus will not cause substantial adverse effects on human beings.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for the sale of the University Medical Center Campus Application No. 7663, staff has concluded that the project will not/will have a significant effect on the environment. It has been determined that there would be no impacts to Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Services Systems or Wildfire.

Potential impacts relating to Hazards and Hazardous Materials, and Hydrology and Water Quality have determined to be less than significant with compliance with CUPA regulations.

A Negative Declaration/Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Street, Fresno, California.

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County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

DATE: August 5, 2019

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez, Assistant Director
Department of Public Works and Planning, Attn: John R. Thompson, Assistant Director
Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Policy Planning, ALCC,
Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services and Capital Projects, Building & Safety/Plan Check,
Attn: Chuck Jonas
Resources Division, Parks and Grounds, Attn: Amina Flores-Becker
Development Engineering, Attn: Kevin Nehring, Senior Engineer
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/
Steven Rhodes
Assessor's Office, Attn: Paul Dictos
City of Fresno, Planning & Development Department, Attn: Mike Sanchez, Assistant Director, Current Planning, Dan Zack, Assistant Director, Advanced Planning
City of Fresno, Attn: City Manager
CA Regional Water Quality Control Board, Attn: Matt Scroggins
CA Environmental Protection Agency, Department of Toxic Substance Control,
Attn: Supervising Hazardous Substance Scientist
CA Department of Toxic Substance Control (CEQA unit), Attn: Dave Kereazis
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chukchansi Indians, Attn: Tara C. Estes-Harter, THPO/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Hector Franco, Director/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Leanne Walker-Grant, Tribal Chairperson
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),
Attn: PIC Supervisor
Fresno Metropolitan Flood Control District, Attn:
developmentreview@fresnofloodcontrol.org

FROM: Marianne Mollring, Senior Planner
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 7663 – University Medical Center Campus Sale of
Property

APPLICANT: County of Fresno

DUE DATE: August 14, 2019

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to approve the disposition (sale) of 32.59 acres of surplus government property identified as the University Medical Center Campus, allow for the creation of a 4.32-acre parcel to be retained by the County of Fresno as sole and separate property, and the lease-back of 14 on-site structures to the County. The subject site is located in the City of Fresno PI (Public Institutions) Zone District at the northeasterly intersection of S. Cedar Avenue, and E. Kings Canyon Avenue within the city limits of the City of Fresno (SUP. DIST. 3) (APN 461-020-03T). (Addressed as 445 S. Cedar, 496 S. Barton, 500 S. Barton, 4361 E. Kings Canyon, 4409 E. Inyo, 4411 E. Kings Canyon, 4417 E. Inyo, 4441 E. Kings Canyon, 4447 E. Kings Canyon, 4449 E. Kings Canyon, and 4460 E. Huntington).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

We must have your comments by **August 14, 2019**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Marianne Mollring, Senior Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4569, or email mmollring@co.fresno.ca.us.

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Activity Code (Internal Review): 2330

Enclosures

The County of Fresno is selling 1 legal parcel with legal and physical access, the University Medical Center (UMC) campus. The subject consists of approximately 32.59 acres of improved land. It is located at the northeast corner of South Cedar Avenue and East Kings Canyon Road, Fresno, CA. It can be further identified as Assessor Parcel Number (APN) 461-020-03T. The land is zoned Public and Institutional (PI) by the City of Fresno (Property).

The Common address for the property is 445 S. Cedar. Following is a list of additional addresses associated to the UMC campus: 496 S. Barton, 500 S. Barton, 4361 E. Kings Canyon, 4409 E. Inyo, 4411 E. Kings Canyon, 4417 E. Inyo, 4441 E. Kings Canyon, 4447 E. Kings Canyon, 4449 E. Kings Canyon, and 4460 E. Huntington.

A portion of the Property is currently being used for various County services. The main hospital facility on the site closed in 2007 and has remained vacant. There are several smaller buildings on the site that are currently used by the County's Department of Behavioral Health, Department of Social Services, and ancillary facility support and storage. These departments currently on the site provide a range of public service such as homeless assistance, placement service, adolescent family life programs, drug and alcohol treatment and counselling, mental health service, and others.

The County of Fresno is selling the Property to CMG Construction Management, Inc. (CMG), pursuant to Government Code section 25365. CMG Construction Management, Inc. County is selling property as-is. There will be no construction efforts by the County.

Regarding the Property, the County's Department of Public Works & Planning is currently parceling off part of the Property. This parcel is located on the corner of East Huntington Avenue and South Barton Avenue and includes 2 building structures and parking. Actions associated with the Property include Execution of Sale Purchase Agreement with CMG and Close of Escrow.

- Attachment A – Parcel Map
- Attachment B – Retained Parcel
- Attachment C – Original Deed
- Attachment D – Second Deed

RECEIVED
COUNTY OF FRESNO

JUL 01 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

TO WHOM IT MAY CONCERN

RE: Opinion as to legal
title to real property
developed to Valley Medical
Center of Fresno

Pursuant to request from Mr. Manuel Perez, Administrator of Valley Medical Center of Fresno, as to the condition of legal title of the County of Fresno, a political subdivision of the State of California, to that certain real property located in the County of Fresno, State of California, which is presently, and has been for many years developed and used by said County for County Hospital buildings and purposes, this office has reviewed relevant documents of title and represents the following:

That by grant deed dated January 1, 1887, Edwin Munsey conveyed for consideration to the County of Fresno, State of California all that real property described as the West one-half of the South West one-quarter of Section one, Township 14 South of Range Twenty East, Mount Diablo Base and Meridian. This deed was recorded January 11, 1887, in Book of Deeds 52, page 634, in the office of the Fresno County Recorder.

* The County of Fresno deeded the North one-half of said parcel to the Fresno Unified School District, for school purposes, and therefore the present description of the real property devoted in part to County hospital purposes, and which is developed to the structure and uses of the Valley Medical Center of Fresno, is described as; the South one-half of the West one-half of the South West one-quarter of Section one, Township 14 South, Range 20 East, Mount Diablo Base and Meridian.

The County of Fresno owns said described real property in fee simple absolute, all of said property is devoted to public uses and there are no claims, liens or litigation of record, or known to this office concerning said described real property.

Said real property is generally bounded by Kings Canyon Road, Cedar Avenue, Huntington Boulevard, and Barton Avenue, Fresno, California, and consists of approximately 40 acres, more or less.

* By deed recorded July 21, 1925, Document No. 19988, at Book 581, page 279, in the office of the Fresno County Recorder.

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JUL 01 2019

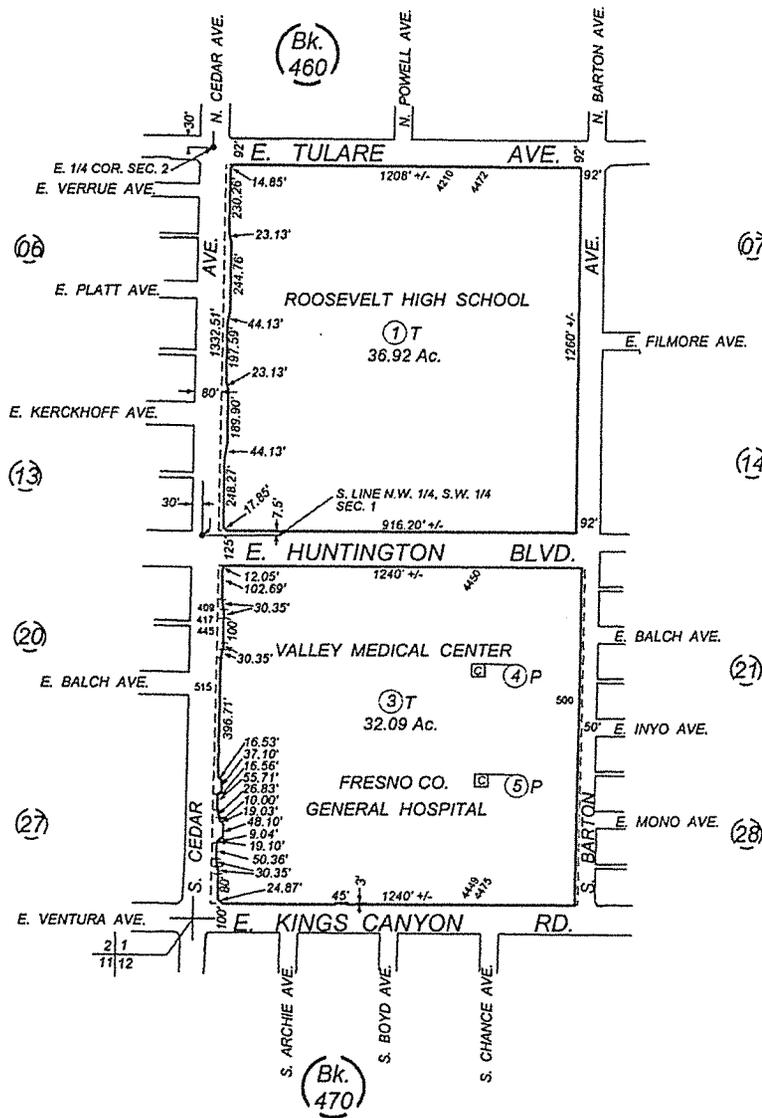
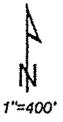
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

-NOTE-
 This map is for Assessment purposes only.
 It is not to be construed as portraying legal
 ownership or divisions of land for purposes
 of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 1, T. 14 S., R. 20 E., M.D.B. & M.

Tax Rate Area
 5-035

461-02



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Assessor's Map Bk.461 - Pg.02
 County of Fresno, Calif.

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

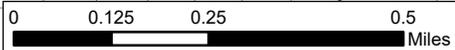
LOCATION MAP

University Medical Center Campus



LEGEND

 UMC Campus



Date: 8/5/2019

EXISTING ZONING

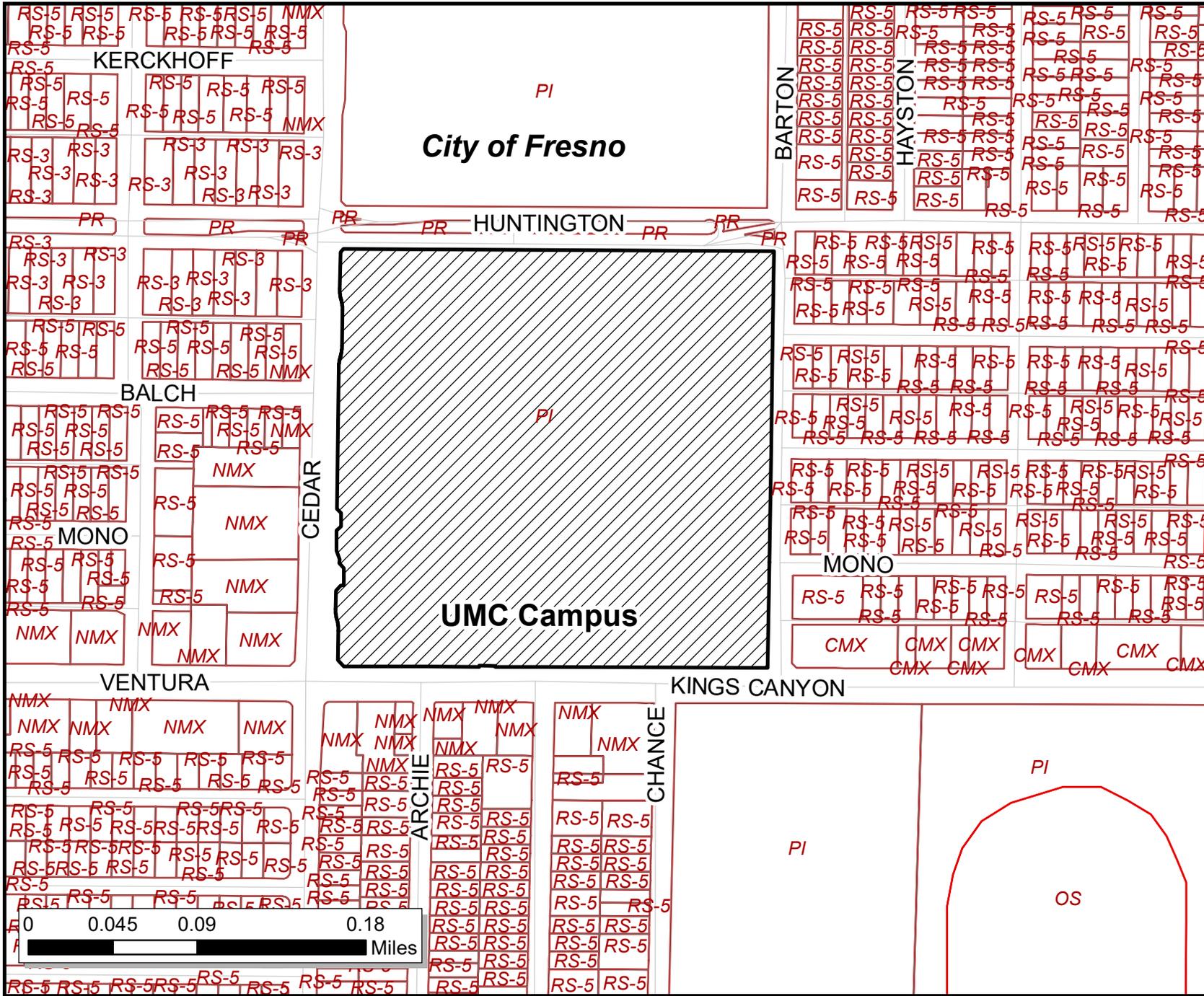
University Medical Center Campus



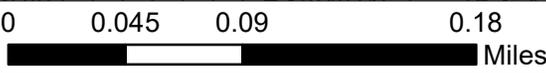
LEGEND

ZONING

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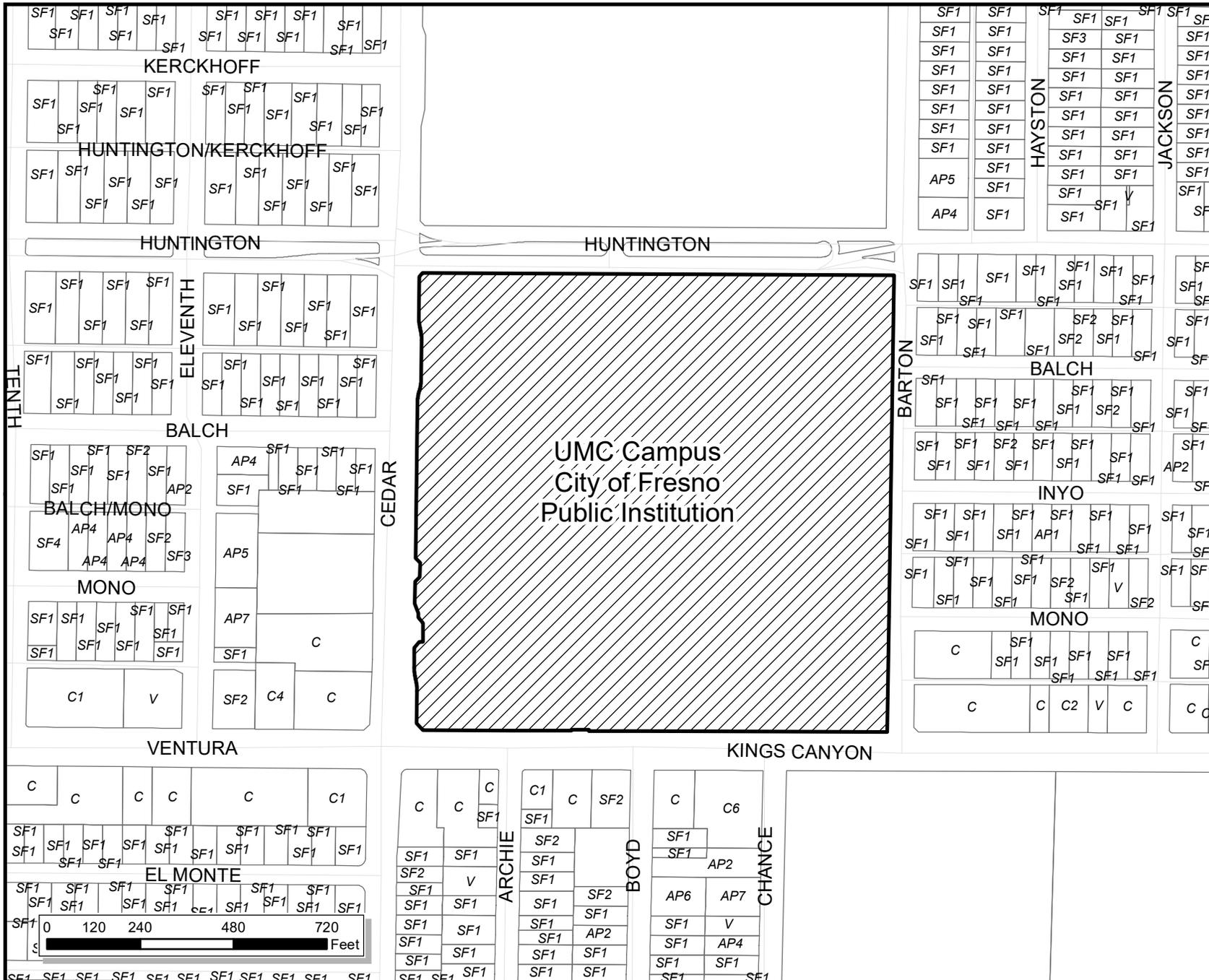


Date: 8/5/2019



EXISTING LAND USE MAP

University Medical Center Campus



CP# - OFFICE COMM./PROF
 FC - FIELD CROP
 GRZ - GRAZING
 I - INDUSTRIAL
 ORC - ORCHARD
 SF# - SINGLE FAMILY
 V - VACANT
 VIN - VINEYARD



Date: 8/5/2019

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SURVEYED BY: <u>GD, BT</u> DATE: <u>6/19</u> DRAWN BY: <u>LV</u> DATE: <u>6/19</u> CHECKED: _____ REVISION: _____		Contour Interval Minor None Major None	Scale in Feet Horiz. 0 30 60 Vert. 0 4 8	PROJECT CRT FACILITY PROPERTY SURVEY Roof No. _____ Bridge No. _____	 DEPARTMENT OF PUBLIC WORKS & PLANNING PLAN VIEW Drawing No. _____ Sheet No. 1 Total 1
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FOR R/W DATA AND ACCURATE ACCESS DETERMINATION, SEE R/W RECORDS AT PUBLIC WORKS

Exhibit B -- Leased Property

