CITY OF FRESNO
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Filed with the
FRESNO COUNTY CLERK
2220 Tulare Street, Fresno, CA 93721

ENVIRONMENTAL ASSESSMENT FOR DEVELOPMENT PERMIT APPLICATION NO. P22-04326

APPLICANT:

Dirk Poeschel
Dirk Poeschel Land Development Services
923 Van Ness Ave, Suite 200
Fresno, CA 93721

PROJECT LOCATION:

1851 East Shepherd Avenue; located on the south side of East Shepherd Avenue between North Maple and North Chance Avenues in the City and County of Fresno, California (See Exhibit A - Vicinity Map)

APNs: 403-030-51 [previously 403-030-07], 403-030-01, 403-030-02, 403-030-03, 403-030-09, & 403-030-10)

Site Latitude: 36° 51' 59.184" N & Site Longitude: 119° 45' 3.816" W Mount Diablo Principal Meridian, Township T.12S, Range R.20E, Section 26

The full Initial Study and the Fresno General Plan Program Environmental Impact Report (PEIR) are on file in the Planning and Development Department, Fresno City Hall, 3rd Floor, Room 3043, 2600 Fresno Street, Fresno, CA 93721.

PROJECT DESCRIPTION:

Development Permit Application No. P22-04326 was filed by George Jones on behalf of Fresno Holdings, LLC. The applicant proposes to develop a three-story, 191-unit luxury multi-family residential apartment complex that includes 13 buildings (with solar roofing as required by the California Building Code) in multiple buildings with carports, a community building and open space amenities on approximately 7.10 acres of property bounded by E. Shepherd Ave. to the north, N. Maple Ave.to the east, E. Serena Ave to the south, and N. Chance Avenue to the north (See Figure 3). The project site will have multiple access points; the main entrance and exit will be separate and located along E. Shepherd Ave; a dual entry/exit will be located along N. Chance Ave.;~~,~~ and, one along N. Maple Ave. The project will be surrounded with a wrought iron fence and combination wrought iron-masonry block wall, and would provide gated entrances as mentioned above. The development includes internal driveways and parking (both covered [solar carports and garages] and uncovered) with electrical vehicle charging stations, a community building, swimming pool, and two centrally-located green open

space areas. Outside of parking, building, and recreational areas, the remainder of the project site would be landscaped with trees and shrubs (Figure 3 – 7).

The City of Fresno has prepared an Initial Study of the above-described project and proposes to adopt a Mitigated Negative Declaration. The environmental analysis contained in the Initial Study is tiered from the PEIR State Clearinghouse No. 2019050005 prepared for the Fresno General Plan pursuant to CEQA Guidelines § 15152 and incorporates the PEIR by reference pursuant to CEQA Guidelines § 15150. Pursuant to the California Public Resources Code (PRC) §§ 21093 and 21094 and California Environmental Quality Act (CEQA) Guidelines §§ 15070 to 15075, 15150, and 15152, this project has been evaluated with respect to each item on the attached Appendix G/Initial Study Checklist to determine whether this project may cause any additional significant effect on the environment, which was not previously examined in the PEIR. After conducting a review of the adequacy of the PEIR pursuant to PRC § 21157.6(b)(1) and CEQA Guidelines §§ 15151 and 15179(b), the Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the PEIR was certified and that no new information, which was not known and could not have been known at the time that the PEIR was certified as complete, has become available.

The completed Appendix G/Initial Study Checklist, its associated narrative, technical studies, and mitigation measures reflect applicable comments of responsible and trustee agencies and research and analyses conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist, Initial Study narrative, and any attachments thereto, combine to form a record indicating that an Initial Study has been completed in compliance with the State CEQA Guidelines and the CEQA.

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

With mitigation imposed under the PEIR and project specific mitigation, there is no substantial evidence in the record that this project may have additional significant, direct, indirect, or cumulative effects on the environment that are significant and that were not identified and analyzed in the PEIR. The Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the PEIR was certified and that no new information, which was not known and could not have been known at the time that the PEIR was certified as complete has become available.

Based upon the evaluation guided by the Appendix G/Initial Study Checklist, it was determined that there are project specific foreseeable impacts which require project level mitigation measures.

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

Public notice has been provided regarding staff's finding in the manner prescribed by § 15072 of the

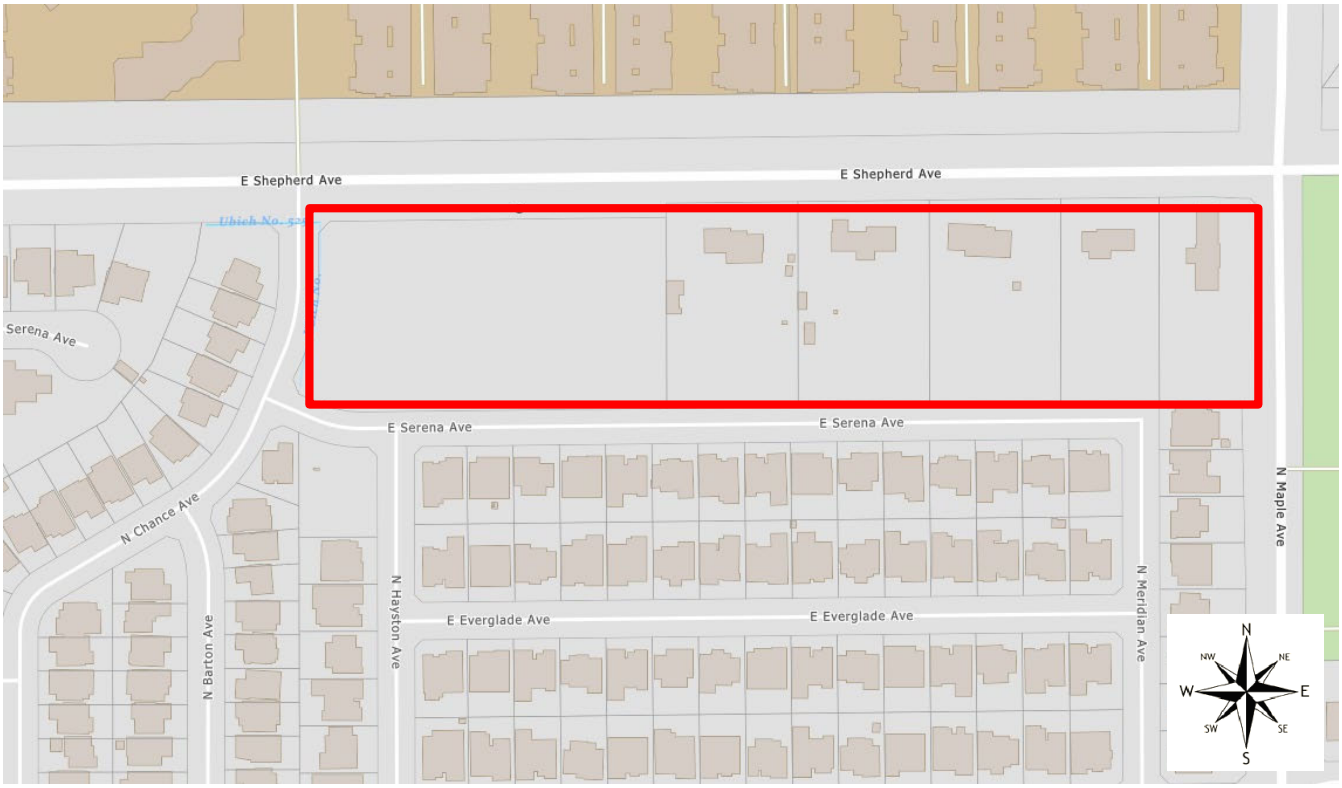
CEQA Guidelines and by § 21092 of the PRC Code (CEQA provisions).

Additional information on the proposed project, including the PEIR, proposed environmental finding of a Mitigated Negative Declaration and the Initial Study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor, Room 3043, Fresno, California 93721 3604. Please contact Erik Young, Supervising Planner at (559) 621-8009 or via email at Erik.Young@fresno.gov for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on May 23, 2024. Please direct comments to Erik Young, Supervising Planner, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to Erik.Young@fresno.gov.

INITIAL STUDY PREPARED BY: Erik Young, Supervising Planner	SUBMITTED BY: *Erik Young* Erik Young, Supervising Planner CITY OF FRESNO PLANING AND DEVELOPMENT DEPARTMENT
DATE: May 3, 2024	
Attachments: Exhibit A – Vicinity Map	

Exhibit A: Vicinity Map



Legend

Subject Property

Mitigation Measure Monitoring Program for Environmental Assessment No. P22-04326

This Mitigation Monitoring and Reporting Program (MMRP) was formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the proposed Villa Baccara Project (project). The MMRP, which is found in Table A of this section, lists mitigation measures recommended in the IS/MND for the proposed project and identifies mitigation monitoring requirements.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process. The MMRP is intended to ensure compliance during implementation of the project.

The MMRP is organized in a matrix format. The first column identifies the mitigation measure. The second column, entitled "Timing for Mitigation Measure," refers to the implementation and schedule of mitigation measures. The third column, entitled "Mitigation Responsibility," refers to the party responsible for implementing the mitigation measure. The fourth column, entitled "Monitoring/Reporting Agency," refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The fifth column, entitled "Verification," will be initialed and dated by the individual designated to verify adherence to the project specific mitigation, when the mitigation measure is completed.

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MITIGATION MEASURE	Timing for Mitigation Measure	Mitigation Responsibility	Monitoring/ Reporting Agency	Verification (Initials and Date)
I. AESTHETICS				
There are no significant impacts to Aesthetics.				
II. AGRICULTURE AND FORESTRY RESOURCES				
There are no significant impacts to Agriculture and Forestry Resources.				
III. AIR QUALITY				
There are no significant impacts to Air Quality.				
IV. BIOLOGICAL RESOURCES				
Mitigation Measure BIO-1.4: Proposed projects within the Planning Area should avoid, if possible, construction within the general nesting season of February through August for avian species protected under Fish and Game Code 3500 and the Migratory Bird Treaty Act (MBTA), if it is determined that suitable nesting habitat occurs on a Project site. If construction cannot avoid the nesting season, a pre-construction clearance survey shall be conducted by a qualified biologist to determine if any nesting birds or nesting activity is observed on or within 500-feet of a project site. If an active nest is observed during the survey, a biological monitor shall be on site to ensure that no proposed project activities would impact the active nest. A suitable buffer shall be established around the active nest until the nestlings have fledged and the nest is no longer active. Project activities may continue in the vicinity of the nest only at the discretion of the biological monitor. Prior to commencement of	Prior to issuance of grading permits	Construction contractor, qualified biologist	Planning and Development	

MITIGATION MEASURE	Timing for Mitigation Measure	Mitigation Responsibility	Monitoring/ Reporting Agency	Verification (Initials and Date)
grading activities and issuance of any building permits, the Director of the City of Fresno Planning and Development Department, or designee, shall verify that all proposed Project grading and construction plans include specific documentation regarding the requirements of the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Section 3503, that preconstruction surveys have been completed and the results reviewed by staff, and that the appropriate buffers (if needed) are noted on the plans and established in the field.				
V. CULTURAL RESOURCES				
Mitigation Measure CUL-1.1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be	Prior to and during construction activities	Construction contractor, qualified historical resources specialist	Planning and Development	

MITIGATION MEASURE	Timing for Mitigation Measure	Mitigation Responsibility	Monitoring/ Reporting Agency	Verification (Initials and Date)
unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any historical artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.				
Mitigation Measure CUL-3: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission	During construction activities	Construction contractor	Planning and Development	

MITIGATION MEASURE	Timing for Mitigation Measure	Mitigation Responsibility	Monitoring/ Reporting Agency	Verification (Initials and Date)
(NAHC). The NAHC shall then contact the most likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains. Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.				
VI. ENERGY				
There are no significant impacts to Energy.				
VII. GEOLOGY AND SOILS				
There are no significant impacts to Geology and Soils.				
VIII. GREENHOUSE GAS EMISSIONS				
There are no significant impacts to Greenhouse Gas Emissions.				

MITIGATION MEASURE	Timing for Mitigation Measure	Mitigation Responsibility	Monitoring/ Reporting Agency	Verification (Initials and Date)
IX. HAZARDS AND HAZARDOUS MATERIALS				
Mitigation Measure HAZ-1: The five on-site domestic wells and septic systems shall be properly destroyed according to local and State guidelines.	During Demolition	Demolition Contractor	Building and Safety Department	
Mitigation Measure HAZ-2: The following shall be implemented to address Non-ASTM Considerations. • A thorough asbestos survey shall be performed in accordance with the EPA NESHAP 40 CFR Part 61 to identify asbestos-containing building materials prior to demolition or renovation activities that may disturb ACMs. • All local regulations applicable to LBP shall be complied with in association with building demolition/renovations and worker/occupant protection. Material samples shall be collected or an x-ray fluorescence (XRF) survey shall be conducted to determine if LBP is present. Activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.	During Demolition	Demolition Contractor	Building and Safety Department	

MITIGATION MEASURE	Timing for Mitigation Measure	Mitigation Responsibility	Monitoring/ Reporting Agency	Verification (Initials and Date)
• A licensed waste hauler shall remove and properly dispose of all waste oil, used tires, and yard-care chemicals, off-site. • General trash shall be placed in on-site waste containers for removal by a licensed solid waste company. • The local planning department or other applicable oversight agency shall be consulted to determine if sampling relating to the former agricultural use is required.				
X. HYDROLOGY AND WATER QUALITY				
There are no significant impacts to Hydrology and Water Quality.				
XI. LAND USE AND PLANNING				
There are no significant impacts to Land Use and Planning.				
XII. MINERAL RESOURCES				
There are no significant impacts to Mineral Resources.				
XIII. NOISE				
There are no significant impacts to Noise.				
XIV. POPULATION AND HOUSING				
There are no significant impacts to Population and Housing.				
XV. PUBLIC SERVICES				
There are no significant impacts to Public Services.				
XVI. RECREATION				
There are no significant impacts to Recreation.				

MITIGATION MEASURE	Timing for Mitigation Measure	Mitigation Responsibility	Monitoring/ Reporting Agency	Verification (Initials and Date)
XVII. TRANSPORTATION				
There are no significant impacts to Transportation.				
XVII. TRIBAL CULTURAL RESOURCES				
Mitigation Measure CUL-1.1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these. Any historical	Prior to and during construction activities	Construction contractor, qualified historical resources specialist	Planning and Development	

MITIGATION MEASURE	Timing for Mitigation Measure	Mitigation Responsibility	Monitoring/ Reporting Agency	Verification (Initials and Date)
artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-germ preservation to allow future scientific study.				
XIX. UTILITIES AND SERVICE SYSTEMS				
There are no significant impacts to Utilities and Service Systems.				
XX. WILDFIRE				
There are no significant impacts to Wildfire.				
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
There are no significant impacts related to Mandatory Findings of Significance.				

CITY OF FRESNO
MITIGATED NEGATIVE DECLARATION
FOR
DEVELOPMENT PERMIT APPLICATION NO. P22-04326

State Clearinghouse Number: XXXXXXXXXX

City of Fresno
Planning and Development Department
2600 Fresno Street
Fresno, CA 93721

Prepared by:

Ericsson-Grant, Inc.
315 South Coast Highway, Suite U277
Encinitas, CA 92024

Attachments:

Notice of Intent to Adopt a Mitigated Negative Declaration
Appendix G/Initial Study for a Mitigated Negative Declaration
Project Specific Mitigation Monitoring Checklist dated May 3, 2024

APPENDIX G/INITIAL STUDY FOR A MITIGATED NEGATIVE DECLARATION

Environmental Checklist Form for:
Development Permit Application No. P22-04326

1.	**Project title:** Development Permit Application No. P22-04326
2.	**Lead agency name and address:** City of Fresno Planning and Development Department 2600 Fresno Street Fresno, CA 93721
3.	**Contact person and phone number:** Erik Young, Planner (559) 621-8009 Erik.Young@fresno.gov
4.	**Project location:** Bounded by East Shepherd Avenue to the north, North Maple Avenue to the east, East Serena Avenue to the south, and North Chance Avenue to the west, Fresno, CA (Figure 1) (APN: 403-030-51 [previously 403-030-07], 403-030-01, 403-030-02, 403-030-03, 403-030-09, & 403-030-10) (Figure 2)
5.	**Project sponsor's name and address:** George Jones Fresno Holdings LLC 1315 E. Curtis Reedley, California, 93654
6.	**General & Community plan land use designation:** Existing: Residential Urban Neighborhood Proposed: No change Community Plan: Woodward Park Community Plan
7.	**Zoning:** Existing: RM-2 (*Multi-Family Residential, Urban Neighborhood*) Proposed: No change

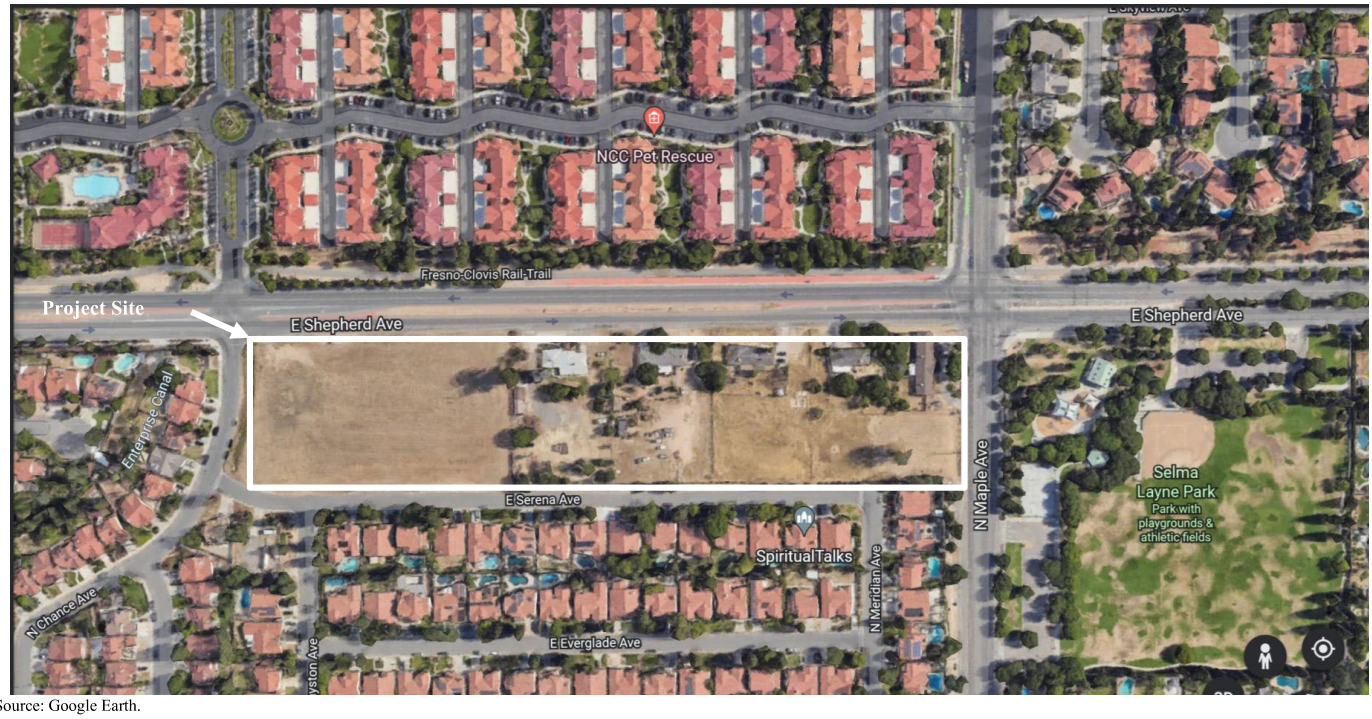
8. **Description of project:**
Development Permit Application No. P22-04326 was filed by George Jones on behalf of Fresno Holdings, LLC. The applicant proposes to develop a three-story, 191-unit luxury multi-family residential apartment complex that includes 13 buildings (with solar roofing as required by the California Building Code) in multiple buildings with carports, a community building and open space amenities on approximately 7.10 acres of property bounded by E. Shepherd Ave. to the north, N. Maple Ave.to the east, E. Serena Ave to the south, and N. Chance Avenue to the north (See Figure 3). The project site will have multiple access points; the main entrance and exit will be separate and located along E. Shepherd Ave; a dual entry/exit will be located along N. Chance Ave.; and one along N. Maple Ave. The project will be surrounded with a wrought iron fence and combination wrought iron-masonry block wall and would provide gated entrances as mentioned above. The development includes internal driveways and parking (both covered [solar carports and garages] and uncovered) with electrical vehicle charging stations, a community building, swimming pool, and two centrally-located green open space areas. Outside of parking, building, and recreational areas, the remainder of the project site would be landscaped with trees and shrubs (Figure 3 – 7).

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

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium High Density (12-16 D.U./acre)	RM-1/UGM/cz (*Residential Multi-Family, Medium High Density/Urban Growth Management/conditions of zoning*)	Multi-Family Apartment Complex (Dominion Courtyard Villas)
East	Open Space – Neighborhood Park	PR/UGM/cz (*Parks and Recreation/Urban Growth Management/conditions of zoning*)	Selma Layne Park
South	Medium Low Density (3.5-6 D.U./acre)	RS-4/UGM (*Residential Single-Family, Medium Low Density/Urban Growth Management*)	Single-Family Residential Neighborhood
West	Medium Low Density (3.5-6 D.U./acre	RS-4/UGM/cz (*Residential Single-Family, Medium-Low Density/Urban Growth Management/conditions of zoning*)	Single-Family Residential Neighborhood

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**
Fresno County, Department of Public Health
Fresno Metropolitan Flood Control District
Fresno Irrigation District
San Joaquin Valley Air Pollution Control District

11.	**Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code (PRC) Section 21080.3.1? If so, has consultation begun?** The State requires lead agencies to consider the potential effects of proposed projects and consult with California Native American tribes during the local planning process for the purpose of protecting Traditional Tribal Cultural Resources through the California Environmental Quality Act (CEQA) Guidelines. Pursuant to PRC Section 21080.3.1, the lead agency shall begin consultation with the California Native American tribe that is traditionally and culturally affiliated with the geographical area of the proposed project. Such significant cultural resources are either sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe which is either on or eligible for inclusion in the California Historic Register or local historic register, or, the lead agency, at its discretion, and support by substantial evidence, choose to treat the resources as a Tribal Cultural Resources (PRC Section 21074(a)(1-2)). According to the most recent census data, California is home to 109 currently recognized Indian tribes. Tribes in California currently have nearly 100 separate reservations or Rancherias. Fresno County has a number of Rancherias such as Table Mountain Rancheria, Millerton Rancheria, Big Sandy Rancheria, Cold Springs Rancheria, and Squaw Valley Rancheria. These Rancherias are not located within the city limits. 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 PRC Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality. Currently, the Table Mountain Rancheria and the Dumna Wo Wah Tribe have requested to be notified pursuant to Assembly Bill 52 (AB 52). A certified letter was mailed to the above-mentioned tribes on February 21, 2023. The 30-day comment period ended on March 23, 2023. Neither tribe requested consultation.



Source: Google Earth.

Figure 1
Aerial of Project Site

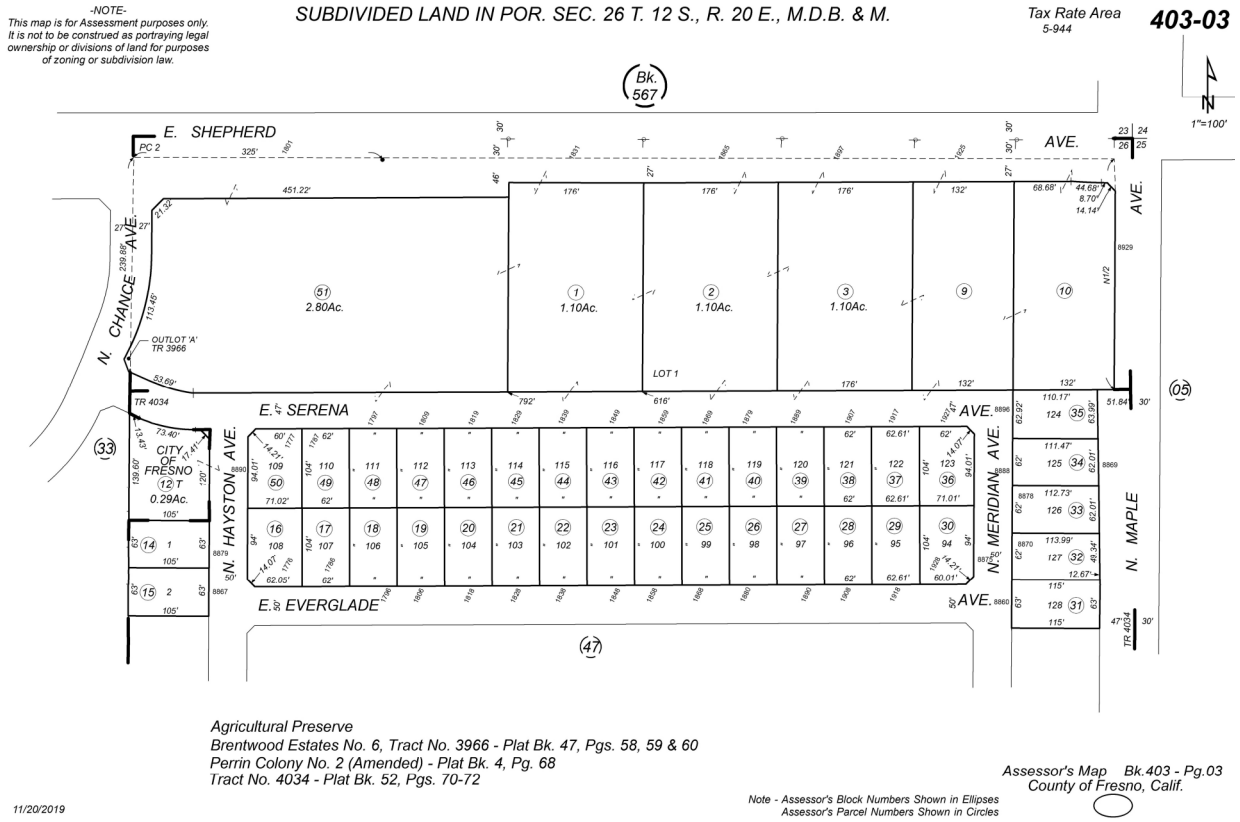


Figure 2
Assessor's Parcel Map

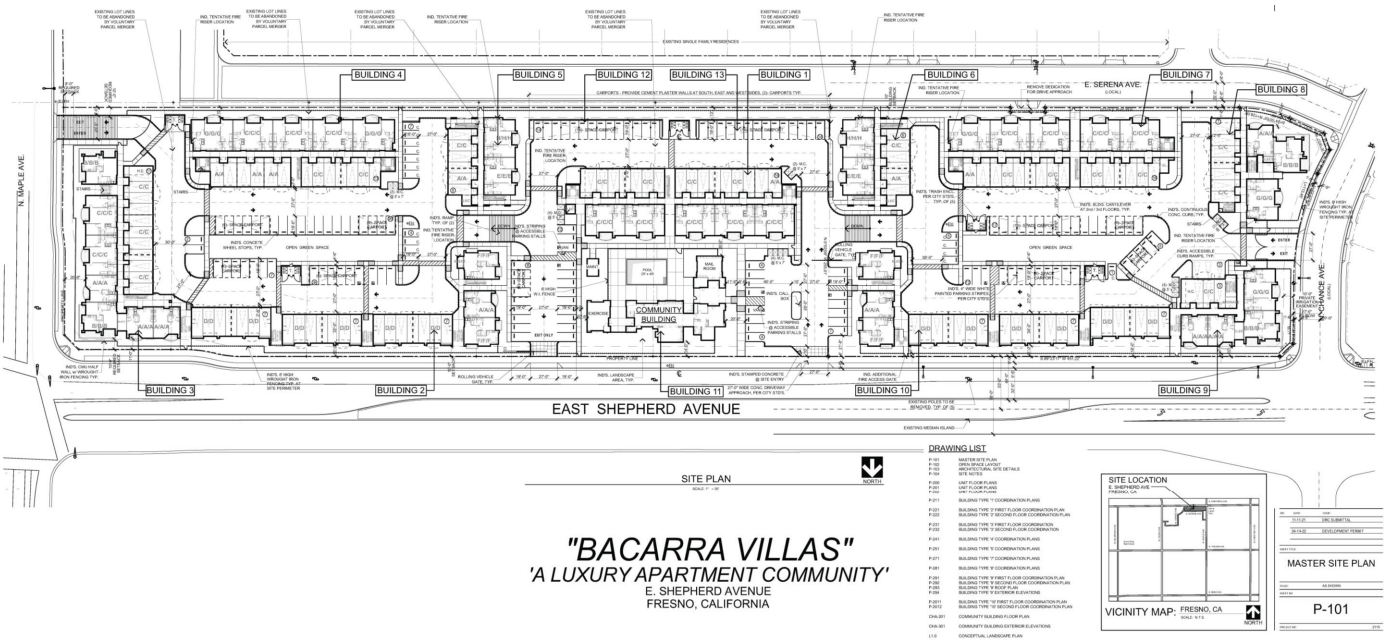


Figure 3
Site Plan

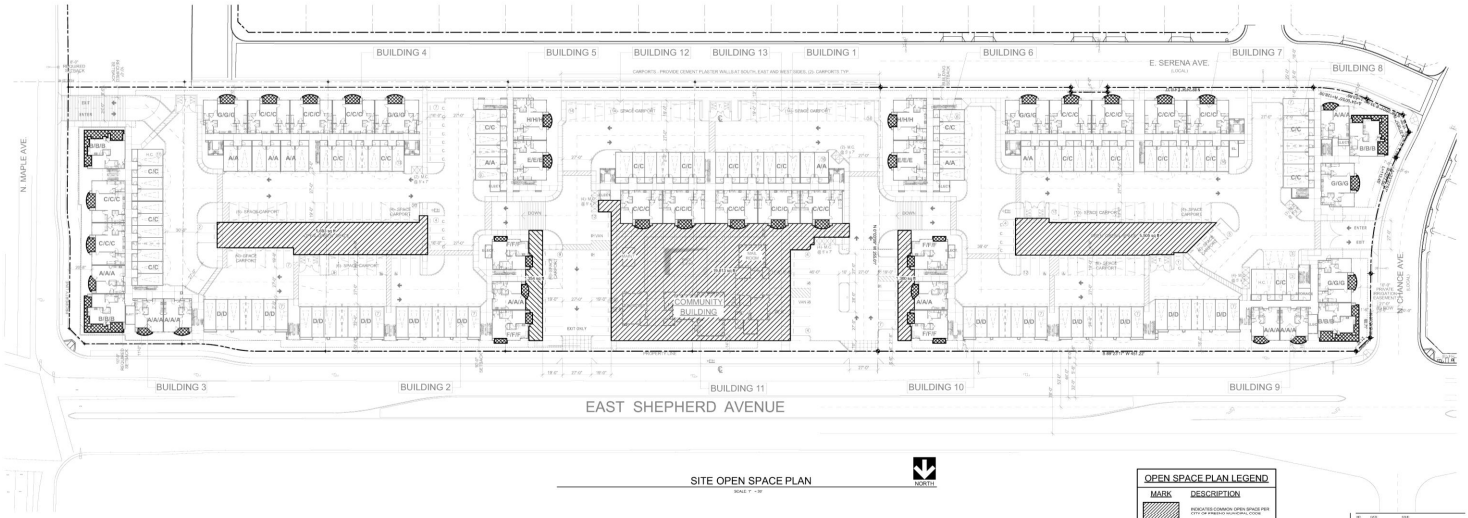


Figure 4
Site Open Space Plan

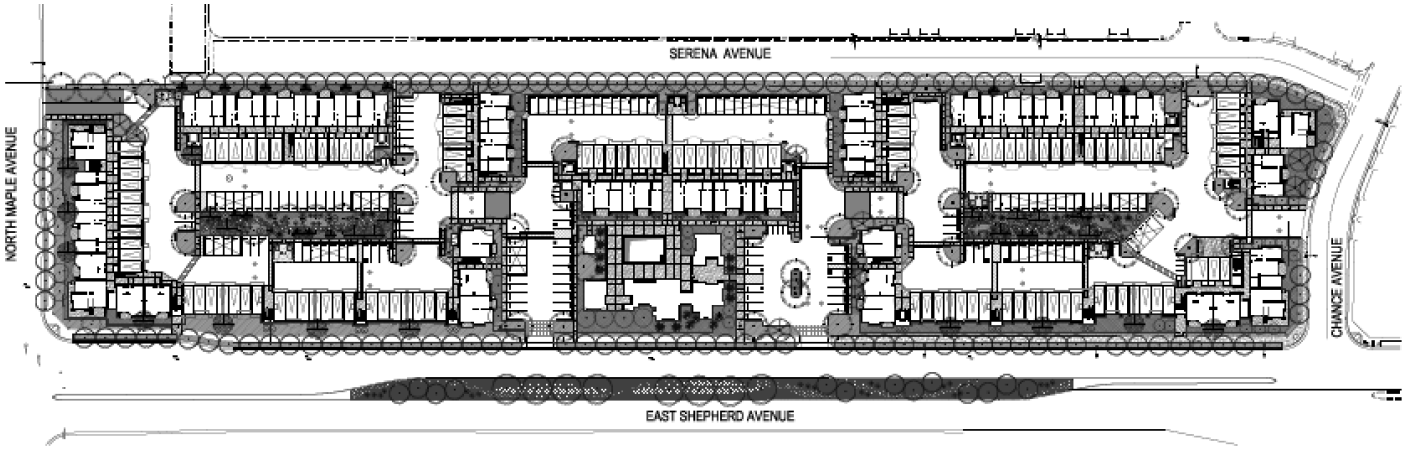


Figure 5
Landscape Plan



BUILDING '9' - SHEPHERD AVE. EXTERIOR ELEVATION

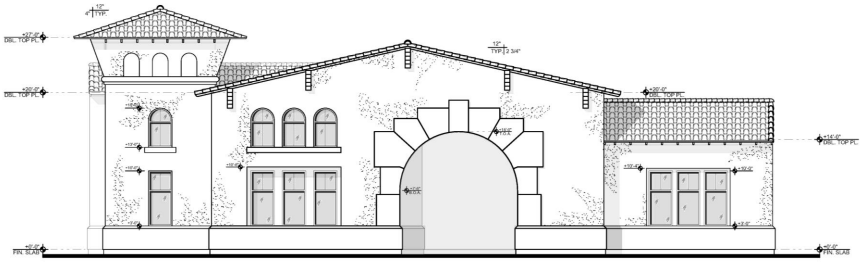
SCALE: 1/8" = 1'-0"



BUILDING '9' - CHANCE AVE. EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

Figure 6
Apartment Building Exterior Elevations



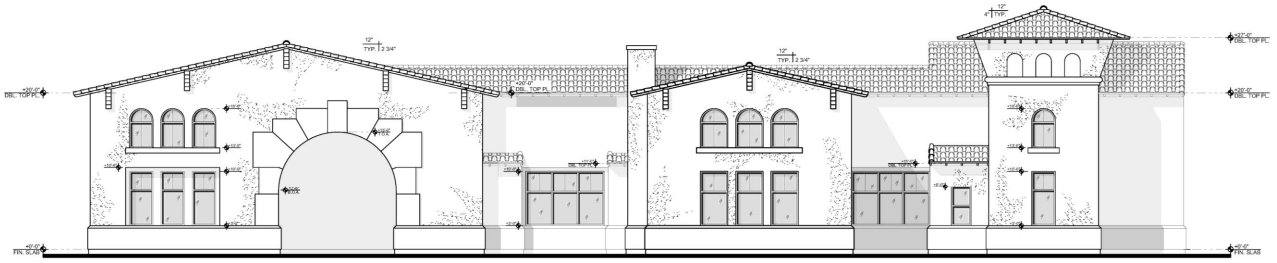
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

		T.B.D.
H	WINDOW & DOOR TRIM -	COLOR TO MATCH T.B.D.
I	WOOD TRIM, POSTS & FASCIAS -	COLOR TO MATCH T.B.D.

ELEVATION KEYNOTES:

THE FOLLOWING KEYNOTES SHALL APPLY WHERE INDICATED ON THIS

1. CONCRETE ROOFING TILES o/ BATTENS o/ 30# FELT UNDERLAY o/ ROOF SHEATHING
   - INSTALL ROOF PER MANUF. SPECIFICATIONS.
   - SEE MATERIALS / FINISHES SCHEDULE
2. INDICATES 7/8" THK. CEMENT PLASTER FINISH o/ TWO LAYERS BACKED WIRE LATH/ LIGHT SAND FINISH.
3. IND. HEAD & SILL TRIM AT TYP. DOOR AND WINDOW CONDITION
   - PROVIDE SMOOTH TROWEL FINISH
   - SEE TYP. DETAILS ON
4. FASCIA / EAVE DETAILS
   - EAVES (VARIOUS LOCATIONS): REFER TO
   - RAKE, REFER TO DETAIL
5. INDICATES CONTINUOUS GALVANIZED SHEET METAL GUTTERS DOWNSPOUTS
   - REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR
   - PROVIDE SPLASH BLOCK AT BASE OF DOWNSPOUT
   - CONNECT TO UNDERGROUND PIPE TO CURB FACE
   - REFER TO
6. INDICATES EXPANSION JOINT (TYPICAL AS SHOWN)
   - SEE DETAIL
7. PRE-FABRICATED WALL VENT
8. DECORATIVE TILES.
   - REFER TO DETAIL
9. DOOR AT FIRE SPRINKLER RISER CLOSET.
   - SEE PLAN FOR LOCATION AND COORDINATE WITH CIVIL UTILI
10. INDICATES TRUSS TAILS AT 24" O.C.
11. DOORS
    - SEE DOOR SCHEDULE
12. WINDOWS
    - SEE WINDOW SCHEDULE
13. INDICATES GALVANIZED SHEET METAL FLASHINGS PAINTED TO ADJACENT STUCCO COLOR.
14. INDICATES GALVANIZED SHEET PARAPET CAP FLASHINGS PAIN TO MATCH ADJACENT STUCCO COLOR.



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

Figure 7
Community Building Exterior Elevations

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.

☐	Aesthetics	☐	Agriculture and Forestry Resources
☐	Air Quality	☒	Biological Resources
☒	Cultural Resources	☐	Energy
☐	Geology/Soils	☐	Greenhouse Gas Emissions
☒	Hazards and Hazardous Materials	☐	Hydrology/Water Quality
☐	Land Use/Planning	☐	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 the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
__X__	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
___	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.
___	I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An EIR is required, but it must analyze only the effects that remain to be addressed.

___	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Erik Young 5/2/2024

Erik Young, Planner Date

EVALUATION OF ADDITIONAL ENVIRONMENTAL IMPACTS NOT ASSESSED IN PROGRAM ENVIRONMENTAL IMPACT REPORT SCH NO. 2019050005 PREPARED FOR THE APPROVED FRESNO GENERAL PLAN (GP PEIR):

1. For purposes of this Initial Study, the following answers have the corresponding meanings:

    a. “No Impact” means the specific impact category does not apply to the project, or that the record sufficiently demonstrates that project specific factors or general standards applicable to the project will result in no impact for the threshold under consideration.

    b. “Less Than Significant Impact” means there is an impact related to the threshold under consideration, but that impact is less than significant.

    c. “Less Than Significant with Mitigation Incorporation” means there is a potentially significant impact related to the threshold under consideration, however, with the mitigation incorporated into the project, the impact is less than significant. For purposes of this Initial Study “mitigation incorporated into the project” means mitigation originally described in the GP PEIR and applied to an individual project, as well as mitigation developed specifically for an individual project.

    d. “Potentially Significant Impact” means there is substantial evidence that an effect may be significant related to the threshold under consideration.

2. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

3. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

4. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

5. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies

where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from, "Earlier Analyses," as described in (6) below, may be cross-referenced).

6. Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Used. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in the PEIR or another earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

7. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

8. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

9. The explanation of each issue should identify:

   a. The significance criteria or threshold, if any, used to evaluate each question; and

   b. The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in PRC Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality 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?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

DISCUSSION

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

No Impact. The California Environmental Quality Act (CEQA) defines a scenic view as a vista that possesses visual and aesthetic qualities of high value to the community. A scenic vista is generally defined as a public vantage point with an expansive view of a significant landscape feature. An impact on scenic vistas is considered significant if it substantially diminishes, blocks, or impedes an expansive view of a significant landscape feature from a public vantage point. The City of Fresno contains views of highly valued features such as the San Joaquin River, Sierra Nevada Mountain foothills, and buildings in Downtown Fresno. Figure POSS-2 in the Fresno General

Plan has identified six vista points along the San Joaquin River bluff.[1]

The project site is located in a developed area of the City of Fresno and is not located in an area with expansive or far field views. The project site is within the Woodward Park Community Plan and is surrounded by urban uses including single-family residential uses to the west and south, multi-family to north across E. Shepherd Ave. and Selma Layne Park to the east. The project would be located on vacant land (APN 403-030-51) and land currently occupied by five single-family homes on five separate parcels (APNs 403-030-01, 403-030-02, 403-030-03, 403-030-09, & 403-030-10) (Figure 2). The project is consistent with the proposed land use designation of Medium Density Residential and the area is not designated as having scenic quality and is dominated by residential uses. Development of the site would not adversely affect a scenic vista. No impact would occur.

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

No Impact. According to the California Department of Transportation (Caltrans), "a highway may be designated as scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view." (Caltrans 2023). E. Shepherd Ave. is listed as a super arterial on the north side of the site and is not designated as a state scenic highway. All six of the parcels comprising the project site have previously been disturbed. There are no rock outcroppings on any of the parcels. However, there are multiple ornamental trees scattered throughout APNs 403-030-01, 403-030-02, 403-030-03, 403-030-09, & 403-030-10. The trees appear overgrown, untrimmed and unmaintained. As such, they are not characterized as scenic resources which would be damaged to accommodate development of the project.

Five parcels currently have existing single-family homes which will be demolished to accommodate development of the project. Four of the homes are 50 years old or older (one in 1965, two in 1966, one in 1971). The homes do not have any unique or distinguishing features which would make them eligible for listing on the historic register. A Cultural Resource Assessment was prepared for the project site by Peak & Associates, Inc. (2022) (Appendix B of this document). Four residences at 1831, 1865, 1897 and 1925 E. Shepherd Ave. were built between 1965 and 1971 and are considered historic period. The fifth house at 8929 N. Maple Ave. was built in 1978 and is less than 50 years in age, requiring no recordation or evaluation (Peak 2022, p. 12). Homes over 50 years in age are considered historic triggering the need for evaluation for eligibility to be listed in the California Register of Historical Resources (CRHR). All of the homes are "ranch style" and were evaluated for eligibility in the California Register CRHR (Peak 2022, pp. 12-16). None were considered eligible under criterion A, B, C or D nor were any of the homes eligible for a local registry. No impact to scenic resources would occur.

1 City of Fresno. 2014. Fresno General Plan. Chapter 5: Parks, Open Space, and Schools. Figure POSS-2: San Joaquin River Parkway Path & Trail Access Points. pg. 5-19. Website: https://www.fresno.gov/wp-content/uploads/2023/03/General-Plan-5-Parks-Open-Space-and-Schools-7-19.pdf (accessed August 2023).

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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

No Impact. The proposed project is in an urbanized area surrounded by residential uses to the west, south and north of E. Shepherd Ave. Selma Layne Park is to the east of N. Maple. Ave. The proposed project is consistent with the land use and zoning designations of Residential Urban Neighborhood and Medium Density Residential.

The project has been designed in accordance within the allowable density and height limitations. The architectural style is to be Mediterranean with Spanish tile roofs and cement plaster exteriors. The project is consistent with the applicable Site Design Development Standards (Section 15-1004) and Façade Development Standards (Section 15-1005) of the City of Fresno Development Code and would provide an attractive multi-family development on the south side of E. Shepherd Ave. opposite an existing two story-multi-family complex. No impact to scenic quality would occur.

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

Less than Significant Impact. The proposed project would be constructed during daylight hours and would not create a source of light or glare during construction. Once completed, the project would introduce light characteristic of a multi-family development to an area characterized by vacant land and rural residential development. The project does not include metal or reflective windows that would result in daytime light or glare to the surrounding area. The project would increase the amount of light in the area which would be visible to surrounding residential neighborhoods to the west, south and north across E. Shepherd Ave. Nighttime light would also be visible at Selma Layne Park to the east and for travelers along E. Shepherd Ave. The lighting would be typical of a multi-family residential development and would be located through the site to illuminate parking and common areas. Lighting will be designed in accordance with City of Fresno Development Code Section 15-2015 - Outdoor Lighting and Illumination standards and will be hooded, sited and controlled so as not to cause a nuisance to either traffic on adjacent streets or to the surrounding neighborhood to the west and south. Furthermore, all streetlights will be shielded so as not to produce obtrusive glare onto public right-of-way or adjoining properties and shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America for “Cut Off” or “Full Cut Off” luminaries, pursuant to Fresno Municipal Code Section 15-2015.B.6. All lighting devices will be protected by weather and vandal resistant covers. Potential sources of glare include glass windows, vehicle headlights, and automobile windshields. Windows are anticipated to be non-reflective/non-glare. Vehicle headlights at night and windshields during the day are not anticipated to be substantial sources of light or glare that impact nighttime views. Therefore, no daytime light or glare impacts would occur and impacts to nighttime views as a result of light and glare from the project would be considered less than significant.

Mitigation Measures

None.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

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

DISCUSSION

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?

No Impact. APN 403-030-51 was previously designated as APN 403-03-07. The applicant had a Phase I Environmental Site Assessment (ESA) prepared for this parcel in March 2016 by See's Consulting & Testing. Subsequently, after the applicant acquired five additional parcels to the east, See's prepared a Phase I ESA for APNs 403-030-01, 403-030-02, 403-030-03, 403-030-09, and 403-030-10 in 2021. Both Phase I ESAs are included as Appendix A to this document. The Phase I ESAs indicated that APN 403-030-51 appeared to be farmland from 1937 until 1987 (See's 2016, p. 5). The other five parcels were previously agricultural land from at least 1937 to the mid-1960s. However, four of the parcels were converted to single-family rural residential from the mid-1960s and have been occupied with five rural residences since 1978 (See's 2021, p. iv). According to the California Important Farmland Finder website (DOC 2022), all six parcels, as well as the surrounding area, are designated as "Urban and Built-Up Land". Therefore, the proposed project would have no impact on conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

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

No Impact. The project is in the Woodward Park Community Plan and is identified for urban development as evidenced by it's land use (Residential Urban Neighborhood) and zoning designation (RM-1 - Residential Multi-Family, Medium High Density). As noted in item "a)" above, the project would not convert farmland. None of the parcels comprising the site are encumbered with a Williamson Act Contract. Therefore, no impact would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as

defined by Government Code section 51104(g))?

No Impact. The City of Fresno General Plan Land Use and Circulation Map does not identify any forest or timberland land uses. The project site is currently zoned Medium Density Residential. No impact to forest or timberlands would occur.

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

No Impact. See response to item "c)" above. No impact would occur with regard to loss or conversion of forest land.

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?

No Impact. As described in items a), b) and c) above, none of the parcels that comprise the project site are designated agricultural/farmland and there are no forest lands within the City limits. The site is consistent with the City of Fresno General Plan. No conversion of farmland or forest land would occur in association with the proposed project and no impact would occur.

Mitigation Measure

None.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan (*e.g.*, by having potential emissions of regulated criterion pollutants which exceed the San Joaquin Valley Air Pollution Control Districts (SJVAPCD) adopted thresholds for these pollutants)?	☐	☐	☒	☐
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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

DISCUSSION

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

Less than Significant Impact. The proposed project includes the construction and occupancy of 191 luxury residential apartment units. Construction of the proposed project would occur for a limited period of time (i.e., 24 months) and would employ standard Best Management Practices (BMPs) to minimize air quality impacts including watering of exposed surfaces, limiting idling time of vehicles, etc.

The San Joaquin Valley Air Pollution Control District (SJVAPD) has published guidance on determining the potentially significant impacts and potential mitigation of

significant impacts in its Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI).

The SJVAPCD has established thresholds of significance for criteria pollutant emissions, which are based on the SJVAPCD's New Source Review (NSR) offset requirements for stationary sources. The SJVAPCD's Small Project Analysis Levels (SPAL) methodology uses project types (e.g. single family, retirement community, mobile home, apartment), size (number of dwelling units), and number of vehicle trips (for all fleet types except Heavy-Heavy Duty Trucks [HHDT] and one-way trips for HHDT trips only) in combination with pre-quantified emissions to determine values below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants.

The proposed project includes 191 units with the proposed height of the three-story apartments at 40 feet. Using the SPAL methodology to the proposed project, would be classified as a low rise apartment. The proposed units are under 224 and would generate averaged one-way trips below the thresholds identified for all fleet types as well as HHDT. Because the project is consistent with the land use types, size and trips, the project is deemed to have a less than significant impact on air quality and therefore is excluded from quantifying criteria pollutant emissions (SJVPACD 2020).

Land Use Type	Size	Unit	And Less Than	Average Daily One-Way Trips for all fleet types (except HHDT)	Average Daily One-Way for HHDT Trips only (50 mile trip length)
Apartment, Low Rise	224	Dwelling unit		800	15

Source: SJVPACD 2020).

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?

Less than Significant Impact. The City is in non-attainment for three criteria pollutants (Ozone [1-hour], PM10 and PM2.5) at the state level and one at the federal level (PM2.5). The City is also in extreme non-attainment for 8-hour Ozone (CARB 2017 in LSA 2021 page 4.3-9). Development of the 191 unit luxury apartment complex would result in short-term construction emissions as well as long-term operational emissions associated with a multi-family development (e.g. vehicle trips, electricity and natural gas, landscape maintenance equipment). Short-term emissions generated by construction equipment exhaust include ROG and NOx (which are considered ozone precursors) as well as particulate matter 10 microns or less (PM10) and 2.5 microns or less (PM 2.5). Fugitive dust from grading and excavating are also sources of PM.

Methods and guidance for reducing air pollution from construction and operation are

provided in the San Joaquin Valley Air Pollution Control District (SJVAPCD's) Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI).

The San Joaquin Valley Air Pollution Control District Regulation VIII requires residential projects over 10 acres to prepare a Dust Control Plan (DCP). The project is under 10 acres and would not require a DCP. However, standard best management practices (BMPs) would be implemented such as watering exposed soils during construction to reduce fugitive dust.

In addition, because the project exceeds 50 units, it was required to comply with Rule 9510 and prepare an Independent Source Review (ISR). The objective of the ISR is to reduce construction-related exhaust emissions for NOx (by 20%) and PM10 (by 45%). On December 27, 2022, the SJVAPCD approved the Air Impact Assessment (AIA) prepared for the project. The letter confirmed that the SJVAPCD determined that the mitigated baseline emissions for construction and operation will be less than two tons NOx per year and two tons PM10 per year. Pursuant to District Rule 9510 Section 4.3, this project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the SJVAPCD determined that the project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees at this time. The determination is based on the project construction details provided with the application (Clements pers. comm., 2022).

The proposed project would generate long-term operational emissions through vehicle trips as well as some landscape maintenance. Page 4.3-36 of the PEIR states: "The growth projections used for the approved General Plan assume that growth in population, vehicle use and other source categories will occur at historically robust rates that are consistent with the rates used to develop the SJVAPCD's attainment plans. In other words, the amount of growth predicted for the approved General Plan is accommodated by the SJVAPCD's attainment plan and would allow the air basin to attain the 8-hour ozone standard by the 2023 attainment date. In addition, reductions anticipated from existing regulations and adopted control measures will result in emissions continuing to decline even though development and population will increase. Furthermore, continued implementation of the approved General Plan would allow for implementation of the City's sustainability efforts that reduce motor vehicle use and energy consumption. This is accomplished with more compact development achieved by increasing development density and by providing a land use pattern and transportation infrastructure more supportive of public transportation, walking, and bicycling. Therefore, continued implementation of the approved General Plan would support the implementation of SJVAPCD's attainment plans and would meet this criterion." The project provides compact development consistent with the General Plan. Therefore, this impact is considered less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. According to the California Air Resources Board, sensitive receptors are defined as children, elderly, asthmatics and others whose are at a heightened risk of negative health outcomes due to exposure to air pollution. The

project site is surrounded by residential development on the south and west as well as to the north across Shepherd Ave. Selma Layne Park is to the east across N. Maple Ave. Multi-family uses are also present to the north across E. Shepherd Ave. However, residents on the north side of E. Shepherd Ave. are over 150 feet away from the edge of the property line of the proposed project. Similarly, play areas at the park to the east are approximately 150 feet from the property line of the proposed project with intervening trees on the park property providing a setback and screening from emissions of at least 100 feet. The proposed project includes demolition of the five existing single-family residential structures located on APNs 403-030-01, 403-030-02, 403-030-03, 403-030-09, and 403-030-10. According to the Phase I ESA (included as Appendix A of this document) prepared for the parcels, the homes are greater than 45 years old and have the potential for the presence of Asbestos Containing Materials (ACM) (See's 2021). If demolition activities are planned, a thorough asbestos survey must be conducted prior to demolition in accordance with the EPA NESHAP 40 CFR Part 61 to identify any ACMs. Likewise based on age, the homes have the potential to contain lead-based paint (LBP). If present, the project would be subject to requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

All demolition activities would be performed by a certified hazardous substance contractor and would be conducted in accordance with the conditions stipulated in a Demolition Permit to be issued from the City of Fresno Planning and Development Department. Any pollutants generated during construction would be short-term and would be handled through standard BMPs to prevent release of friable asbestos. Therefore, this impact is considered less than significant.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact. The proposed project is a luxury apartment complex with 191 units. The project is not anticipated to generate emissions or odors that would affect a substantial number of people on a long-term basis. Some temporary nuisance odors such as heavy equipment exhaust would be generated in the short-term with varying degrees of neighbor exposure based on proximity to the activity. The main area of outdoor exposure proximate to the site is Selma Layne Park to the east. The park would have the greatest number of visitors on the weekends or in the evenings during the summer when construction is not occurring. If visitors are present at the park during the day, Maple Avenue and intervening trees on the park property provide a setback and screening from emissions of at least 100 feet. Exhaust and nuisance odor dissipate rapidly and are not anticipated to linger in the air for extended durations. Residential development emissions are primarily limited to automobile traffic, landscape maintenance equipment and smoke and odors from outdoor barbeques. No permanent odors would be generated that would adversely affect a large number of people. This impact is considered less than significant.

Mitigation Measures

None required. Implement standard BMPs.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
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?	☐	☐	☐	☒

DISCUSSION

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 the U.S. Fish and Wildlife Service?

No Impact. The project includes one vacant parcel and five parcels with rural residences in an area surrounded by urban development. All six parcels are flat, highly disturbed by regular discing to control grass overgrowth and are bordered by E. Shepherd Ave. on the north. Given the context (urban area with Super Arterial and associated traffic noise) and conditions of the parcels (vacant, highly disturbed, five residential structures), no natural habitat is present that would serve to attract candidate, sensitive or special status species. As no natural habitat was present based on the disturbed nature of the site and urban context, a biological survey of the site was not deemed necessary. Therefore, the project would have no impact on any species identified as a candidate, sensitive or special status species.

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

No Impact. The project site is in an urban setting in north Fresno. One of the six parcels the comprise the project site is vacant and the other five have rural residential structures. All six parcels are highly disturbed and surrounded by development. Based on observations of the disturbed nature of the site in an urban context, no riparian habitat or other sensitive natural community are present. The San Joaquin River is over two miles to the west of the site. Therefore, the project would have no impact on any riparian habitat or other sensitive natural community.

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?

No Impact. As discussed under items a) and b) above, the project site is in an urban setting in north Fresno. All six parcels that comprise the project site are highly disturbed, surrounded by development and no wetlands are present. No impact would occur to a federally protected wetland.

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?

No Impact. Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for the migration of animals. The project site is in north Fresno surrounded by urban uses including single-family residential uses to the west and south, multi-family residential to the north across E. Shepherd Ave., and N. Maple Ave. and Selma Layne Park to the east. Given the level of urban development, the project site does not serve as an important wildlife corridor or habitat linkage for larger mammals and species that are limited to native habitats. Therefore, no impact regarding interfering with the movement of wildlife would occur.

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

Less than Significant Impact with Mitigation Incorporated. As discussed under item "a)" above, the project includes one vacant parcel and five parcels with rural residences in an area surrounded by urban development. Routine discing of the vacant parcel on the west to control weeds has limited vegetation growth and the potential for biological resources. There are multiple trees of various species and ornamental landscape on the five parcels with existing rural residences. These trees and landscape would be removed as part of the site clearing/demolition activities. Mitigation Measure BIO-1.4 from the PEIR would avoid and minimize any potential effects to nesting birds.

With implementation of PEIR mitigation measure BIO-1.4, the Project will not result in any biological resource impacts beyond those analyzed in PEIR SCH No. 2019050005. This impact is considered less than significant with mitigation incorporated.

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?

No Impact. The City of Fresno is not within an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. No impact would occur.

Mitigation Measures

PEIR Mitigation Measure BIO-1.4: Proposed projects within the Planning Area should avoid, if possible, construction within the general nesting season of February through August for avian species protected under Fish and Game Code 3500 and the Migratory Bird Treaty Act (MBTA), if it is determined that suitable nesting habitat occurs on a Project site. If construction cannot avoid the nesting season, a pre-construction clearance survey shall be conducted by a qualified biologist to determine if any nesting birds or nesting activity is observed on or within 500-feet of a project site. If an active nest is observed during the survey, a biological monitor shall be on site to ensure that no proposed project activities would impact the active nest. A suitable buffer shall be established around the active nest until the nestlings have fledged and the nest is no longer active. Project activities may continue in the vicinity of the nest only at the discretion of the biological monitor. Prior to commencement of grading activities and issuance of any building permits, the Director of the City of Fresno Planning and Development Department, or designee, shall verify that all proposed Project grading and construction plans include specific documentation regarding the requirements of the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Section 3503, that preconstruction surveys have been completed and the results reviewed by staff, and that the appropriate buffers (if needed) are noted on the plans and established in the field.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

DISCUSSION

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

No Impact. The project site is in an urban setting in north Fresno. A Cultural Resource Assessment was prepared for the project site by Peak & Associates, Inc. (2022) (Appendix B of this document). Four residences at 1831, 1865, 1897 and 1925 E. Shepherd Ave. were built between 1965 and 1971 and are considered historic period because the structures are over 50 years old. The fifth house at 8929 North Maple, was built in 1978, and is less than 50 years in age, requiring no recordation or evaluation (Peak 2022, p. 12). All of the homes are "ranch style" and were evaluated for eligibility in the California Register (Peak 2022, pp. 12-16). Despite the fact that four of the residences were more than 50 years old, none were considered eligible under criterion A, B, C or D nor were any of the homes eligible for a local registry. No impact to a historical resource would occur.

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

Less than Significant Impact with Mitigation Incorporated. The project site is in an urban setting in north Fresno. All six parcels that comprise the project site have been disturbed and were previously used for agriculture. Currently one parcel is vacant and the other five are developed with rural residential structures. The surrounding area is developed with residential uses, a park and roadways. Given the disturbed conditions and context, no impact to an archaeological resource is anticipated in association with development of the Project. However, if previously unknown archaeological resources are encountered during construction, PEIR Mitigation Measure CUL-1.1 shall be implemented (Appendix G of this document).

With PEIR mitigation measure CUL-1.1 incorporated, the project will not result in any cultural resource impacts beyond those analyzed in PEIR SCH No. 2019050005.

Therefore, impacts to archeological resources will be less than significant with mitigation incorporated.

Mitigation Measures

PEIR Mitigation Measure CUL-1.1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any historical artifacts recovered

as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. As described in item a) above, it is not likely that human remains would be found within the boundaries of the project site based on prior disturbance of the site and the surrounding area. In the unlikely event that human remains are discovered, PEIR mitigation measure CUL-3 would be implemented (Appendix G of this document).

With PEIR mitigation measure CUL-3 incorporated, the project will not result in any cultural resource impacts beyond those analyzed in PEIR SCH No. 2019050005. Impacts would be less than significant with mitigation incorporated.

Mitigation Measures

PEIR Mitigation Measure CUL-3: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains. Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

DISCUSSION

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. Electricity usage during construction would likely be limited to electrically powered hand tools. The construction of the proposed project would occur for a limited period of time (i.e., 24 months) and would not result in wasteful, inefficient, or unnecessary consumption of electricity. Electrical service is currently available in the project area with no shortages in supply with the exceptions of high use periods during the summer when rolling blackouts may occur. Therefore, impacts to electrical power are considered less than significant.

Natural gas is not anticipated to be used as construction equipment typically uses diesel or gasoline. Any natural gas that may be used during construction would be temporary and to perhaps power a generator. Therefore, construction of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of natural gas.

The main source of energy used during project construction includes petroleum-based fuels. Both diesel and gasoline would be used to fuel heavy equipment, material delivery trucks and worker vehicles throughout the construction period. Fresno County is not experiencing a fuel shortage and the amount of fuel required would be incidental based on the size of the project and duration of construction. Due to rising fuel costs, contractors and owners are motivated to avoid wasteful, inefficient, and unnecessary consumption of energy during construction. Furthermore, construction fuel use is temporary and would cease when project construction is completed. To meet EPA and CARB engine emissions standards, construction

equipment would also be required to use highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption.

Once the project is complete, petroleum use for construction would cease. Energy (electricity and natural gas) would be used to operate 191 luxury apartment units and associated amenities (e.g., clubhouse with a grand meeting hall, a fitness center, mailroom and pool/spa). Electricity and natural gas are currently available in the project area.

The project would be required to comply with the provisions of California's Energy Efficiency Standards for Residential and Non-residential Buildings (i.e., Title 24) (discussed further in item "b)" below). Specifically, the Project would be designed in accordance with Part 6 (Energy Code, which regulates state building energy efficiency requirements for residential development) and Part 11 (California Green Buildings Standards Code [CALGreen Code]) of Title 24. Features such as dual-pane windows, energy star appliances, low-flow toilets and electric vehicle charging stations would all serve as energy saving features incorporated into project design in fulfillment of the requirements of Title 24.

In conclusion, construction and operation of the project would not use energy resources in a wasteful manner as there is a need for housing inventory to accommodate demand. Therefore, impacts to energy resources are considered less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The proposed project would add 191 luxury apartment units on APNs: 403-030-51, 403-030-01, 403-030-02, 403-030-03, 403-030-09, & 403-030-10. The project includes 13 buildings and will be designed and built to the energy efficiency standards as specified in Title 24, Part 6 (Energy Code), of the California Code of Regulations (Title 24). Title 24 was established in 1978 in response to a legislative mandate to reduce California's energy consumption and is updated approximately every three years. The 2019 update to the Energy Standards focuses on several key areas to improve the energy efficiency of newly constructed buildings and additions and alterations to existing buildings. The 2019 Energy Standards are a major step toward meeting Zero Net Energy.

In January 2010, the State of California adopted the California Green Building Standards Code (CalGreen) establishing mandatory green building standards for all buildings in California. The code was subsequently updated in 2013 and covers five categories: planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and indoor environmental quality. The project would be required to comply with the provisions of CalGreen.

Compliance with State mandated code requirements and conservation requirements in the Energy Code and CalGreen ensure that the project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. In addition, the City of Fresno General Plan Resource Conservation and Resilience Element provides goals and policies to reduce the consumption of non-renewable energy resources by

expanding existing beneficial energy conservation programs including adhering to the California Energy Code in new construction and major renovations. As previously noted, the proposed project is complaint with Title 24 and includes solar panels for electricity generation and EV charging stations consistent with city and State requirements. Thus, the project will not conflict with or obstruct any state or local plans for renewable energy or energy efficiency. This impact is considered less than significant.

Mitigation Measures

None.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

DISCUSSION

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.

No Impact. According to the Fresno General Plan Program EIR (PEIR) (2021), there are no major active faults or fault zones within the City's Planning Area which includes the six parcels which comprise the project site. The PEIR also states that the Alquist-Priolo Earthquake Fault Zoning Act does not apply within the City of Fresno because no active faults cross the Planning Area (LSA 2020, p. 4.7-10). Thus, no impact is associated with a known earthquake fault.

ii. Strong seismic ground shaking?

Less than Significant Impact. The project would be subject to ground shaking in the event of an earthquake along faults in the region. The two closest active faults include the Great Valley Fault Zone (located approximately 45 miles west of the Project Site) and the Nunez Fault (approximately 60 miles west of the project site).

To minimize damage, development must be designed to withstand strong ground shaking to comply with the California Building Code (CBC). The General Plan Update and City of Fresno Municipal Code also includes Objective NS-2 (Minimize risks of property damage and personal injury posed by geologic and seismic risks) and Policy NS-2-a (Seismic Protection. Ensure seismic protection is incorporated into new and existing construction, consistent with the Fresno Municipal Code) to reduce ground-shaking impacts (LSA 2020 p. 4.10-15). Implementation of Objective NS-2 and Policy NS-2-a, as well as implementation of the recommendations include in the Geotechnical Engineering Investigation, will be used as a basis to design the building and related improvements consistent with state and federal standards. The project must comply with mandatory seismic safety standards proven effective in reducing seismic safety impacts to a level of insignificance. Mandatory compliance with seismic safety standards would reduce potential seismic ground shaking impacts to less than significant. Further, the project would not be subject to impacts from strong seismic ground shaking beyond those analyzed in PEIR SCH No. 2019050005. Thus, impacts resulting from strong seismic ground shaking are considered less than significant.

iii. Seismic-related ground failure, including liquefaction?

Less than Significant Impact. The project site includes one vacant parcel and five parcels developed with rural residential uses. The project site is underlain by four soil types: Exeter sandy loam, shallow (a very small portion in the northwest corner of APN 403-030-51), Ramona sandy loam, hard substratum primarily on APN 403-030-51 and the western portion of APN 403-030-01; San Joaquin loam, shallow, 0 to 3 percent slopes (on the eastern half of APN 403-030-01, all of APN 403-030-02, and the western portion of APN 403-030-03) and San Joaquin sandy loam, Major Resource Land Area 17 (on the majority of APN 403-030-03, all of APN 403-030-09 and AP403-030-10). Liquefaction occurs when granular soil below the water table is subjected to vibratory motions, such as those produced by earthquakes. A Geotechnical Engineering Investigation was prepared for the project site and concluded that liquefaction potential should be low since groundwater occurs below 90 feet (Krazan 2022, p. 4). Implementation of recommendations included in the Geotechnical Engineering Investigation (Appendix F of this document) would reduce any seismic-related ground failure impacts. In addition, all development is required to adhere to the adopted Uniform Building Code (UBC) which will ensure that no seismic safety, soil erosion or other soil-related impacts are mitigated. Therefore, impacts associated with liquefaction are considered less than significant.

iv. Landslides?

No Impact. The project site is relatively flat and in an urban area. Based on the flat topography of the site and surrounding area, as confirmed by the Geotechnical Engineering Investigation, landslides are not a threat to the project site (Krazaon 2022, p. 3) (Appendix F of this document).~~, n~~ No impact would occur regarding landslides.

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

Less than Significant Impact. The project site is underlain by four soil types: Exeter sandy loam, shallow (a very small portion in the northwest corner of APN 403-030-51), Ramona sandy loam, hard substratum primarily on APN 403-030-51 and the western portion of APN 403-030-01; San Joaquin loam, shallow, 0 to 3 percent slopes (on the eastern half of APN 403-030-01, all of APN 403-030-02, and the western portion of APN 403-030-03) and San Joaquin sandy loam, 0 to 3 percent slopes MLRA 17 (on the majority of APN 403-030-03, all of APN 403-030-09 and AP403-030-10). Construction of the project would result in site preparation activities including minor grading, excavation, pouring foundations, paving and trenching to install utilities.

As noted in the discussion of item "aiii)," a Geotechnical Engineering Investigation was prepared for the project site (Krazan 2022) (Appendix F of this document). The recommendations of the report would be incorporated into the design and construction of the site. In addition, Fresno Municipal Code Section 15-3102(J), Grading and Erosion Control, requires every approved map to be conditioned on compliance with the requirements for grading and erosion control, including the prevention of sedimentation or damage to off-site property, set forth in Appendix Chapter 70 of the Uniform Building Code, 1973 Edition, Volume I, as adopted and amended by the city. Compliance with these policies and with other pertinent regulations (such as the requirement to prepare a Stormwater Pollution Prevention Plan) will ensure that potential soil erosion impacts, or the potential loss of topsoil, would be less than significant.

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?

Less than Significant Impact. The project site is in a developed area with flat topography surrounded by existing urban development. No potential for landslide is present. The site and surrounding areas do not evidence any sign of damage from shrink-swell or lateral spreading, subsidence, liquefaction or collapse. The Geotechnical Engineering Investigation prepared for the project site (Krazan 2022) (Appendix F of this document) evaluated geologic and soil conditions on the project site. None of the soils present would result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Recommendations were provided regarding site preparation and engineered fill to support foundations. This impact is considered less than significant.

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

Less than Significant Impact. As previously noted in items "a)" and "b)," the project site is underlain by four soil types: Exeter sandy loam, shallow, Ramona sandy loam, hard substratum; San Joaquin loam, shallow, 0 to 3 percent slopes and San Joaquin sandy loam, 0 to 3 percent slopes Major Land Resource Area (MLRA) 17. Each of the six parcels that comprise the project site has been previously disturbed. A Geotechnical Engineering Investigation was prepared for the project site (Krazan 2022) (Appendix F to this document). Representative samples of the clayey soils had expansion indices between 0 and 19. None of the soils has an expansion index of 20 or greater indicative of expansive soil. Clayey soils with an expansion index greater than 20 will be not be suitable for reuse as Engineered Fill within the upper 12 inches of soil supporting slab-on-grade and exterior flatwork areas. Imported Fill material should be predominately non-expansive granular material with a plasticity index less than 10 and an expansion index less than 20. (Krazan 2022, p. 5, 8 & 9). The recommendations of the report would be incorporated into the design and construction of the site. Therefore, based on the lack of expansive soils and incorporation of recommendations of the Geotechnical Report, direct and indirect risk to life and property are considered less than significant.

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?

No Impact. The project will be served with municipal wastewater and does not propose inclusion of septic tanks or an alternative wastewater disposal system. Currently wastewater infrastructure ranging from 13 to 33 inches is in place in E. Shepherd Ave. north of the project site. The project would tie into these existing utilities for wastewater service. The Phase I Environmental Site Assessment (See's 2021) identified five active septic systems associated with the residences. The septic systems will be abandoned in accordance with California Plumbing Code section H1101.0. A plumbing permit will be obtained from the City of Fresno Building and Safety Department for the septic abandonment. (Garza pers. comm., 2023). The proposed project will be adequately served by the City's wastewater system eliminating the need for septic tanks or alternative wastewater systems which would require soils capable of supporting said tanks or systems. No impact would occur.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. All six of the parcels comprising the project site have been previously disturbed in association with historical agricultural uses prior to development with rural residential homes. Currently, one parcel is vacant and five are developed with rural residential homes. All six parcels and the surrounding areas are flat with no distinguishing geologic features. The project would involve some excavation and trenching as part of construction and utility installation.

The Fresno General Plan PEIR states that "…excavation and/or construction activities within the Planning Area that are associated with continued implementation of the approved General Plan has the potential to impact paleontological/geological resources during excavation and construction activities within previously undisturbed soils" (LSA 2020, p. 4.7-28). However, the project site and surrounding areas have been previously disturbed and no excavation deeper than 36-inches is anticipated. Thus, the potential to disturb unknown paleontological resources is low based on the depth of excavation and degree of prior disturbance. No unique geologic features are present on the site. Thus, no impact would occur.

Mitigation Measures

None.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				

DISCUSSION

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

Less Than Significant Impact. Greenhouse gases (GHGs) are produced primarily from burning fossil fuels. These include coal, oil and natural gas. Key contributors to GHG in the environment are energy production and transportation both of which generate and emit carbon dioxide (CO2). GHG emissions are also generated indirectly as a result of project electricity use, water use, and solid waste generation.

Greenhouse gases (GHGs) trap heat in the atmosphere which in turn heats the surface of the Earth. GHG occur naturally and are also produced by human activities, primarily through the combustion of fossil fuels (i.e., fuels containing carbon).

GHGs include the following: carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride (SF6) [Health

and Safety Code, section 38505(g)]. Carbon dioxide is the most common GHG generated from human activity followed by methane and nitrous oxide.

The City of Fresno adopted the Greenhouse Gas Reduction Plan (GHG Reduction Plan) in December 2014. The GHG Reduction Plan includes a strategy to reduce local community GHG emissions to 1990 levels by 2020 consistent with the state objectives set forth Assembly Bill 32 (i.e., the "Global Warming Solutions Act"). This Plan meets the requirements for a Qualified Greenhouse Gas Reduction Strategy.

The General Plan and PEIR rely upon the Greenhouse Gas Reduction Plan to provide a comprehensive assessment of the benefits of city policies and proposed code changes, existing plans, programs, and initiatives that reduce GHG emissions. The Plan illustrates that despite increased growth, the City would continue to reduce GHG emissions through 2020.

GHG emissions contribute cumulatively to the significant adverse environmental impacts of global climate change. An individual project does not generate sufficient GHG emissions to result in a perceptible change the global average temperature. On the contrary, the addition of GHG emissions from past, present, and future projects have cumulatively contributed to and may contribute to global climate change and associated environmental impacts. The proposed project will develop 7.1 acres with 191 luxury apartment units. The project is located in an urban area and would expand the existing residential development pattern. Amenities within one-half mile or less include a neighborhood park, a gym, a hardware store, multiple restaurants and two grocery stores. The Fresno-Clovis Rail Trail is located north of the project on the north side of E. Shepherd Ave and provides connectivity east into the City of Clovis. Access to the Fresno Area Express (public transit system) is available slightly over ¼ mile to the west at the southwest corner of the intersection of E. Shepherd and N. Cedar Avenues.

Overall, the potential of the project to generate GHG emissions either directly or indirectly that may have a significant impact on the environment is less than significant. The proposed project is consistent with the General Plan land use designation of Residential Urban Neighborhood and will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG. In addition, the project includes solar panels for electricity generation and EV charging stations. Both of these features would assist in implementing the Greenhouse Gas Reduction Plan by providing clean electricity generation and reducing vehicle emissions from gasoline powered vehicles. In conclusion, the project will not result in any greenhouse gas emission environmental impacts beyond those analyzed in PEIR SCH No. 2019050005 and will have a less than significant impact on direct or indirect greenhouse gas emissions.

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

As noted under item "a" above, the General Plan and PEIR rely upon the Greenhouse Gas Reduction Plan. The Recirculated GHG Reduction Checklist was used for the proposed project and is included as Appendix C to this document. As

shown, the proposed project would be consistent with the majority of strategies of the GHG reduction Plan Update including compliance with Title 24 standards. Thus, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is considered to have a less than significant impact.

Mitigation Measures

None.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIAL – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or 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?	☐	☐	☐	☒

DISCUSSION

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

Less than Significant Impact. The project is the construction and operation of a 191-unit luxury apartment complex with supporting amenities. Appreciable quantities of hazardous chemicals would not be stored or used on site during construction. Diesel fuel, oil and hydraulic fluid may be present in limited quantities in association with heavy equipment used and staged on-site during construction. However, the limited quantities and duration of construction would not create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials. During operation, typical chemicals such as cleaning supplies, fertilizer and pesticides may be used for maintenance. Supplies will be stored in the maintenance building. The limited quantities and proper storage of hazardous materials used during operation would not create a significant hazard. For the reasons described regarding the limited quantities, proper handling and storage of hazardous materials, a less than significant impact is identified regarding routine transport, use and disposal of hazardous materials.

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?

Less than Significant Impact with Mitigation Incorporated. A Phase I Environmental Site Assessment (ESA) was prepared for the five parcels that currently have rural residential development (See's 2021). The following were not identified during the course of the assessment:

- Recognized Environmental Conditions (RECs) (i.e., the presence or likely presence of any hazardous substances or petroleum products).
- Controlled Recognized Environmental Conditions (CRECs) (i.e., the past release of hazardous substances or petroleum products that have been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls).
- Historically Recognized Environmental Condition (HREC) (i.e., the past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls).

The following environmental issues were identified. These are not RECs but warrant discussion and action.

Two five-gallon buckets appearing to contain waste oil were observed on the west portion of the project site. The buckets were located within the doorway of a shed/garage on the west portion of 1831 E. Shepherd Ave. Approximately 60 used tires were observed at two locations on the west portion of the property. The tires were located along the west and south fence lines of 1865 E. Shepherd Ave.

Minor amounts of yard-care chemicals and pesticides were observed at the north exterior and south interior of a shed on 1865 E. Shepherd Ave. The chemicals were in their manufacturer's containers sizes of 2.5 gallons and less.

One pile of general trash, which contained at least one used tire, was observed on the west side of the residence at 1925 E. Shepherd Ave. No stains, spills, evidence of a release, or evidence of landfilling was observed. Based on conditions observed, the waste oil, tires, yard-care chemicals, pesticides and trash do not represent an environmental condition. However, impacts associated with these materials would be reduced to less than significant levels with implementation of the recommendations of the Phase I ESA included as mitigation measure HAZ-1.

Based on historical documentation, a portion of the property was previously used for agricultural purposes from at least 1937 up to the mid-1960s. As a result, the potential exists for agricultural-related chemicals to have been used on the site. The potential for exposure to agricultural-related chemicals can be reduced to less than significant

levels with implementation of the recommendations of the Phase I ESA included as mitigation measure HAZ-1.

The five parcels are currently served by four domestic wells and five active septic systems. The project will use municipal water and wastewater. Impacts resulting from the presence of well and septic systems can be reduced to less than significant levels following removal of the structures as noted in the recommendations of the Phase I ESA included as mitigation measure HAZ-2. The following Non-American Society of Testing Materials (ASTM) considerations were identified.

The following Non-ASTM considerations were identified:

- Due to the age of the five residences, the potential exists for asbestos containing materials (ACMs) and lead based paint (LBP) to be present. The homes will be demolished as part of clearing and preparing the site for development. The potential for ACMs and LBP to be released during demolition would be reduced to less than significant levels with following removal of the structures as noted in the recommendations of the Phase I ESA included as mitigation measure HAZ-1.

Mitigation Measures

HAZ-1 The five on-site domestic wells and septic systems shall be properly destroyed according to local and State guidelines.

HAZ-2 The following shall be implemented to address Non-ASTM Considerations.

- A thorough asbestos survey shall be performed in accordance with the EPA NESHAP 40 CFR Part 61 to identify asbestos-containing building materials prior to demolition or renovation activities that may disturb ACMs.
- All local regulations applicable to LBP shall be complied with in association with building demolition/renovations and worker/occupant protection. Material samples shall be collected or an x-ray fluorescence (XRF) survey shall be conducted to determine if LBP is present. Activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.
- A licensed waste hauler shall remove and properly dispose of all waste oil, used tires, and yard-care chemicals, off-site.
- General trash shall be placed in on-site waste containers for removal by a licensed solid waste company.
- The local planning department or other applicable oversight agency shall be consulted to determine if sampling relating to the former agricultural use is required.

With mitigation measures HAZ-1 and HAZ-2 incorporated, impacts associated with significant hazards to the public or the environment through reasonably foreseeable

upset and accident conditions involving the release of hazardous materials into the environment would be reduced to less than significant.

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

Less than Significant Impact. The project would not use acutely hazardous materials during either construction or operation. During construction diesel fuel, solvents, grease, etc., may be on-site for maintaining equipment. During operation, materials stored on site would consist of cleaning supplies, fertilizer and pesticides used to maintain the complex and the landscaping.

The closest schools to the site are Maple Creek Elementary School approximately one-half mile to the southeast and Clovis West High School approximately one-half mile to the southwest. A less than significant impact would occur with regard to hazardous emissions, hazardous or acutely hazardous materials.

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

No Impact. A Phase I ESA was prepared for the five parcels currently occupied with rural residential uses and a search of Geotracker and Envirostor was also conducted to encompass all six parcels. None of the parcels are located on hazardous materials sites. No impact associated with a significant hazard to the public or the environment would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The proposed project is in north Fresno approximately 5.5 miles north of the Fresno Yosemite International (FYI) Airport. The site is entirely outside of the FYI Airport Influence Area and Safety Zones (Exhibit D1, Fresno Yosemite Intl. Airport Influence Area and Safety Zones). The project would not result in a safety hazard for people residing or working in the project area. Thus, no impact is identified for these issues.

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

No Impact. The City of Fresno maintains an Office of Emergency Services (OES) function for its jurisdictional responsibility area and coordinates with Fresno County OES regarding disaster preparedness, response, and recovery activities (Fresno County OES 2020). The site plan's ingress and egress points onto the area roadways have been reviewed by Public Works Traffic Planning to ensure that the project does not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. The primary ingress and egress to the project will be off E. Shepherd Ave. with secondary access available on the east off

Chance Ave. and on the west off of N. Maple Ave. E. Shepherd Ave. is designated as a Super Arterial on the City of Fresno General Plan Land Use and Circulation Map (City of Fresno, April 11, 2022). Thus, the project would not impair the implementation of, or physically interfere with, any adopted emergency response plan or emergency evacuation plans. No impact would occur.

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

No Impact. The project site is in an urban setting and would not be subject to wildland fire. No impact would occur.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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 a substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site:	☐	☐	☒	☐

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	☐	☐	☐	☒
iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

DISCUSSION

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact. The proposed project would convert approximately 2.80 acres of vacant land and approximately 7.09 acres of land with rural residential development into a 191-unit luxury apartment complex. Once the project is built, the site would be covered with 13 buildings, internal driveways, parking stalls and open space areas. This would replace existing conditions which are largely unpaved and free of impervious surfaces aside from the residential structures and driveways. The addition of pervious surfaces would increase stormwater runoff volumes and rates on the project site. Runoff from the site would be conveyed through paved areas to storm drain inlets connected to underground pipes located in the surrounding roadways. The pipes convey stormwater to detention (water quality) and retention basins managed by the Fresno Metropolitan Flood Control District (FMFCD). The basins allow stormwater to percolate into the groundwater while the retention basins discharge to the San Joaquin River. The nearest basin is less than one-half mile to the east at the intersection of N. Summerville Dr. and E. Shepherd Ave.

According to the PEIR, “The City of Fresno is a co-permittee with the Fresno Metropolitan Flood Control District, the County of Fresno, the City of Clovis, and California State University Fresno in the Phase 1 NPDES [National Pollutant Discharge Elimination System] Permit for Stormwater Discharges from Municipal

Separate Storm Sewer Systems (MS4s). This Phase 1 MS4 Permit requires that the City and its co-permittees implement water quality and watershed protection measures for all development projects. The waste discharge requirements contained in the NPDES Permit have been designed to be consistent with the water quality standards and goals established in the Central Valley RWQCB's [Regional Water Quality Control Board's] Basin Plan. The Phase 1 MS4 Permit prohibits discharges from violating applicable water quality standards or creating a nuisance or water quality impairment in receiving waters. Participation in the Phase 1 MS4 permit and implementation of the Storm Drainage Master Plan will reduce impacts to surface waters to acceptable levels and long-term project impacts to surface or groundwater quality will not exceed acceptable levels" (LSA 2029, p. 4.10-20). Participation in the MS4 permit during operation will result in the project having a less than significant impact regarding on violation of water quality standards or waste discharge requirements.

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

Less than Significant Impact. According to the PEIR, "Fresno's primary source of potable water is groundwater stored in an aquifer (LSA 2020, p. 4.17-2). Groundwater is replenished from three methods: 1) natural recharge; 2) subsurface inflow; and 3) intentional recharge (LSA 2020, p. 4.17-3). The Phase I ESA prepared for the five parcels with rural residential development stated "Groundwater in the vicinity of the site is found within the Central Valley regional aquifer system, an unconfined to semi-confined aquifer system within the older alluvium and deeper continental deposits. According to the RWQCB, record of groundwater depth in the vicinity of the Property is estimated to be 105 feet below surface grade and direction of groundwater flow is estimated to be southwest" (See's 2021, p. 9).

Development of the six parcels that comprise the project site would add impervious surface including 13 buildings, internal driveways and parking stalls as well as open space areas. The addition of impervious surfaces would alter existing conditions on the parcels which would alter groundwater recharge. However, based on the size of the site (less than approximately 7.89 gross acres/7.1 net acres), and the presence of the detention basin less than one-half mile to the east, groundwater recharge is not anticipated to be adversely affected by development of the project. Stormwater flows would be directed through the curb and gutter system in the surrounding roadways (E. Shepherd Ave., N. Maple Ave., N. Chance Ave. and E. Serena Ave.). Therefore, the project is anticipated to have no impact on decreasing groundwater supplies or interfering with groundwater recharge. Thus,–a less than significant impact to a groundwater management basin would occur.

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?

Less Than Significant Impact. The project site is comprised of six parcels, five of which have rural residential homes and one is completely vacant. The project site is surrounded by infrastructure and development. The five parcels with homes would be cleared of vegetation and leveled to accommodate construction. The project requires a Soils Report (i.e., Geotechnical Investigation) prior to granting of a grading permit (refer to discussion under Section VII Geology and Soils, item "b"). Because the project would disturb more than one acre of land, an National Pollution Discharge Eliminate System (NPDES) permit and preparation of a Stormwater Pollution Prevention Plan (SWPPP) would be required prior to granting a grading permit (refer to discussion under Section VII Geology and Soils, item "b"). Preparation of the soils report as well as implementation of standard best management practices (e.g., silt fences, fiber rolls, rumble grate, etc.) which would be identified in the SWPPP would be effective in reducing erosion and siltation impacts on or off-site to less than significant levels. Therefore, impacts with regard to substantial erosion or siltation on- or off-site are considered less than significant.

ii. Substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

Less Than Significant Impact. Development of the project site will result in the addition of impervious surfaces in the form of 13 buildings, internal driveways and parking stalls as well as open space areas. This will result in an increase in storm water runoff as well as the potential for contaminated runoff to enter FMFCD drainage basins. The project site is surrounded by existing storm drainage infrastructure which was sized to accommodate future development/buildout of the Woodward Park Community Plan. The proposed project is consistent with the land use identified in the General Plan. Accordingly, infrastructure has considered this level of development in its capacity. Therefore, the project will result in a less than significant impact regarding on- or off-site flooding.

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?

Less Than Significant Impact. Refer to item "ii" above. Runoff tends to have the most pollutants following the first rain event of the season as heavy metals, oil and grease are washed off the surface of paved areas. During construction, the project will implement a Storm Water Pollution Prevention Plan that includes Best Management Practices to contain pollutants and soils on-site. Once construction is completed, the project would discharge to the city's stormwater system. As a residential project, runoff from would contain typical pollutants such as heavy metals, oil and grease washed off of parking lots during rain events. These flows would be captured and discharged into the FMFCD system which captures and conveys this urban runoff to detention and retention basins throughout the city. These basins serve to remove suspended sediments, trash and debris, oil, grease and other pollutants to protect the water quality of local streams and channels. The project would be served by the FMFCD. Therefore, impacts to stormwater drainage systems and polluted runoff contributions would be less than significant.

iv. Impede or redirect flood flows?

No Impact. As noted in item "ii," the project site is served with stormwater infrastructure that has been sized to accommodate the intensity of development proposed in the General Plan. The project would not impede or redirect flood flows as it has been designed with on-storm drainage infrastructure that will connect with the City's system. No impact would occur.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. According to the Fresno General Plan PEIR, portions of the Planning Area are within numbered and un-numbered Special Flood Hazard Area (SFHA) Zone A. SFHA Zone A means that these areas are within the floodplain of the base flood or 1 percent exceedance probability flood event. The 1 percent exceedance probability flood event is also known as the 100-year recurrence interval flood event" (LSA 2020, p. 4.10-32). Areas prone to flooding are typically located along canals and water ways in low elevation. The project site is in an urban area and is not in a flood hazard area. The Fresno General Plan PEIR also indicates that the Planning Area is located outside a tsunami hazard zone. A seiche occurs in large bodies of water when an earthquake or strong winds creates an oscillating wave (LSA 2020, p. 4.10-33). There are no large bodies of water near the project site. Because none of these conditions exist at the project site, the project would not release pollutants during inundation. No impact would occur.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. As discussed in items a) thru d) above, the proposed project would not affect groundwater quality. The City of Fresno relies on natural groundwater recharge, subsurface inflow and intentional recharge to replenish groundwater. The project would not obstruct or conflict with the City's methods of groundwater recharge as stormwater flows would be discharge to on-site stormwater infrastructure and be conveyed to FMFCD retention basins or urban detention (water quality) basin locations. No stormwater flows would directly discharge to the San Joaquin River thereby avoiding water quality impacts. No impact on a water quality control plan or a sustainable groundwater management plan would occur in association with the proposed Project.

Mitigation Measures

None.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒

DISCUSSION

a) Physically divide an established community?

No Impact. The project is in north Fresno on the south side of E. Shepherd Ave. approximately one mile west of Willow Ave. which is the eastern boundary of the City of Fresno and the western border of the City of Clovis. The project site is centrally located in the Woodward Park Community Plan which encompasses the area from Herndon Ave. on the south to Copper Ave. on the north; Blackstone Ave. on the west and Willow Ave. on the east. The project would develop 7.1 acres that is a combination of vacant and rural residential development. The site is surrounded by residential uses to the west and south as well as to the north across E. Shepherd Ave. Selma Layne Park is to the east. The project represents a continuation of the existing residential pattern that characterizes E. Shepherd Ave. The project would have no impact on dividing and established community.

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?

No Impact. The proposed project is consistent with the existing land use (Residential Urban Neighborhood) and RM-2 zoning (Medium Density Residential) identified for the six parcels. RM-2 zoning allows for a density of 16-30 dwelling units per acre and a maximum height of 50 feet. The project has been designed based on these parameters and includes a density of 26.90 units per acre with a proposed height of the three-story apartments at 40 feet. The project is within the Woodward Park Community Plan and is consistent with the urban growth and development envisioned for this portion of the City. The project would have no impact with regard to conflicting with an existing land use plan, policy or regulation.

Mitigation Measures

None.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

DISCUSSION

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?

No Impact. According to the General Plan Program EIR, mineral resources within the city (including the Sphere of Influence) are concentrated along the San Joaquin River Corridor (LSA 2020, p. 4.21-2). The project site is approximately 3.5 miles east of the San Joaquin River and is completely surrounded by urban development. No mineral resource zones (MRZs) or mining activities are on or in the immediate vicinity of the project site. No impact to the loss of availability of a known mineral resource of value to the region and residents of the state would occur.

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?

No Impact. As noted in item "a" above, mineral resources in the Planning Area are concentrated along the San Joaquin River. The project site is not a mineral resource recovery site. Therefore, the proposed project will have no impact on the loss of availability of a locally-important mineral resource.

Mitigation Measures

None.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒

DISCUSSION

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 in other applicable local, state, or federal standards?

Less than Significant Impact. The proposed project would add 191 luxury apartment units to 7.1 acres located on the south side of E. Shepherd Ave. The 2.80-acres of the area to be developed are currently vacant with the remaining occupied by five single-family rural residences. The increase in intensity of land use would result in a change in sound levels at the project site both in the short-term during construction and in the long-term during operation.

Short-term construction-related noise would be generated by worker and material delivery traffic, as well as operation of heavy equipment. Single-family homes are located to the south and west of the proposed project site. During construction, these homes may experience an increase in noise exposure. Article 1 – Noise Regulations

of the Fresno Municipal Code (FMC) allows for construction noise in excess of standards with a permit issued by the City if construction occurs between the hours of 7:00 a.m. and 10:00 p.m. on any day except Sunday. Construction is anticipated to comply with these parameters. Therefore, short-term construction impacts associated with the exposure of persons to or the generation of noise levels in excess of standards established in the General Plan or Noise Ordinance or applicable standards of other agencies would be less than significant.

Once construction is completed, the project would introduce 13 buildings and associated amenities to the six parcels that comprise the project site. The site is surrounded by residential uses immediately to the west and south. Multi-family uses are also present to the north across E. Shepherd Ave. However, residents on the north side of E. Shepherd Ave. are over 150 feet away from the edge of the property line of the proposed project. Major noise exposure to these uses as well as the neighboring uses to the west would be from E. Shepherd Ave. Uses to the south are single-family and would experience some change in existing noise levels, but not above noise City noise thresholds given that the site is zoned for Medium Density Residential Use. Operation of the project would not result in 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.

Another aspect of the project that was analyzed was exposure of the project to traffic noise. An Acoustical Analysis was prepared by WJVA for the project to assess impacts from exposure to traffic noise. The full analysis is included as Appendix D to this document with applicable excerpts included in this discussion. The project site is exposed traffic noise from vehicles traveling on E. Shepherd Ave. and N. Maple Ave. The distance from the closest proposed building façade (and individual patios/balconies) to the centerline of both E. Shepherd Ave. and N. Maple Ave. is approximately 70 feet.

Using data from the Federal Highway Administration (FHWA) Model, annual average traffic noise exposure was calculated for the closest proposed residential setbacks to both E. Shepherd Ave. and N. Maple Ave. Table NOI-1 provides the noise exposure levels for both existing and future (2046) roadway traffic conditions.

Table NOI-1
Modeled Traffic Noise Level, dB, Ldn

Roadway	Existing Conditions	2046 Editions
E. Shepherd Ave.	63.8	64.5
N. Maple Ave.	60.5	59.2

Source: WJVA 2022.

As shown in Table NOI-1, traffic noise exposure at the closest proposed residential setbacks to E. Shepherd Ave. and N. Maple Ave. would be approximately 64 dB L_{dn} and 61 dB L_{dn} for existing conditions and approximately 65 dB L_{dn} and 59 dB L_{dn} for future (2046) conditions, respectively.

Exterior noise standards are to be applied at outdoor activity areas of residential land uses. Outdoor activity areas for multi-family residential uses typically include common use outdoor areas (such as pool areas, BBQ and picnic areas, playground areas, etc.) as well as individual unit decks, patios and balconies. The project includes two common-use open green space areas and a swimming pool area, at which the City's exterior noise level standard would apply. Additionally, some apartment units include individual balconies and decks at which the exterior noise standards would also apply.

Based upon setback distances from E. Shepherd Ave., worst-case exterior noise levels (2046 traffic conditions) were calculated to be in the range of approximately 59-61 dB L_{dn} at these common use outdoor areas (green space areas and swimming pool). These calculated noise levels do not take into account any acoustical shielding that would be provided by the proposed construction, and therefore represent a worst-case assessment of exterior noise levels at these common use outdoor areas.

As described above, exterior noise level standards would also apply at individual unit decks, patios and balconies. Several units include such individual outdoor spaces. Based upon the project site plan, it was determined that the closest of these individual exterior spaces to both E. Shepherd Ave. and N. Maple Ave. would be located at setback distances of approximately 70 feet from the centerline of the respective roadways. The noise exposure levels at these setback distances are summarized above in Table NOI-1. Noise levels provided in Table NOI-1 do not exceed the City's 65 dB L_{dn} exterior noise level standard. Therefore, no impact would occur with regard to exposure of noise levels in excess of City of Fresno exterior noise level standards (WJVA 2022, p. 9 & 10).

The project is configured with carports on the south side of the complex constructed of cement plaster walls on south, east and west sides which would provide a sound barrier for residents to the south along E. Serena Ave. The City of Fresno interior noise level standard is 45 dB L_{dn}. The worst-case noise exposure within the proposed project would be approximately 65 dB L_{dn} (2046 conditions). This means that the proposed project must be capable of providing a minimum outdoor-to-indoor noise level reduction (NLR) of approximately 20 dB (65-45=20). While a specific analysis of interior noise levels was not performed, it may be assumed that residential construction methods complying with current building code requirements will reduce exterior noise levels by approximately 25 dB if windows and doors are closed. This will be sufficient for compliance with the City's 45 dB L_{dn} interior standard at all proposed lots (WJVA 2022, p. 10).

Overall impacts for project temporary and permanent increases in ambient noise levels and noise exposure are considered less than significant.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. Temporary noise increases would occur on the project site in association with operation of heavy equipment and other building activities during construction. Hammers driving nails, air compressors, staple guns, pick-u-trucks, etc. would all generate noise, but all activities would be required to be

conformance with Article 1 – Noise Regulations of the Fresno Municipal Code (FMC) which allows for construction noise in excess of standards with a permit issued by the City if construction occurs between the hours of 7:00 a.m. and 10:00 p.m. on any day except Sunday. Both construction and operation of the proposed project would not generate groundborne vibration or noise levels that would be considered excessive. Activities such as blasting or pile driving would not be necessary for construction. Once operational, the project would not generate any groundborne vibration or noise. A less than significant impact would occur regarding generation of excessive groundborne vibration or groundborne noise levels.

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The proposed project is in north Fresno approximately 5.5 miles north of the Fresno Yosemite International (FYI) Airport. The site is entirely outside of the FYI Airport Influence Area and Safety Zones (Exhibit D1, Fresno Yosemite Intl. Airport Influence Area and Safety Zones). Therefore, the proposed project would have no impact with regard to exposing people to excessive noise levels.

Mitigation Measures

None.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

DISCUSSION

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)?

Less than Significant Impact. The proposed project is the construction of 191 luxury apartment units on 7.1 acres. The project is consistent with the existing land use and zoning designations on the property. In addition, the project would be consistent with the intent of Senate Bill 330, the Housing Crisis Act of 2019, which seeks to create more housing to address existing shortfalls in the State. Construction of multi-family units rather than single-family homes would increase the density of development on the site thereby providing additional housing and continue the existing development pattern that characterizes the area. The project is anticipated to have a population of approximately 200 residents and would accommodate increased demand for housing in the region. Because the growth has been envisioned by the General Plan, the project would not result in unplanned population growth and this impact is considered less than significant.

Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. Development of the proposed project would result in the displacement of five rural residences that currently occupy 403-030-01, 403-030-02, 403-030-03, 403-030-09, and 403-030-10. The homes would be demolished to accommodate construction of the proposed project. While the project would result in the loss of five rural residences it would increase the overall housing stock by adding 191 luxury apartment units. No impact would occur regarding displacing of substantial numbers of people or necessitating the construction of replacement housing elsewhere.

Mitigation Measures

None.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES – Would the project:				
a) 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?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

DISCUSSION

a) Would the project 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:

Fire protection?

Less than Significant Impact. The proposed project is within the jurisdiction of the City of Fresno and would be served by the City of Fresno Fire Department. The project site would be served by Fire Station 17 which is approximately one and one-half miles north of the site at 10512 N. Maple Ave. The project includes new fire department connections, painted curb for fire lane, electric gates with fire/police bypass, emergency access, signage and new fire hydrants. The project was reviewed by the Fresno Fire Department for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Confirmation of compliance with fire and life safety requirements for the building interior and its intended use are reviewed

by both the Fire Department and the Building and Safety Section of Development and Resource Management when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building. All standards and requirements must be met before the plans can be approved for construction. No request for new fire facilities (i.e., a new fire station) to meet the needs of the proposed project were made by the Fresno Fire Department as part of their review. Therefore, impacts to fire protection would be less than significant.

Police protection?

Less than Significant Impact. The project site is within the jurisdiction of the City of Fresno Police Department. The Department is divided into five policing districts which are broken down into one-half mile squares. The project site would be served by the Northeast Police Station located at 1450 E. Teague Ave., Fresno, CA. The station is approximately one mile to the southwest of the project site. The project is gated, surrounded with a 6-foot-tall wrought iron fence and would be equipped with a police/fire bypass lock and includes a perimeter wrought iron fence. The project also includes lighting in parking and common space areas as well as on buildings. The project was reviewed by the Fresno Police Department with no comment and no request for new police facilities to meet the needs of the proposed project. The project has been designed to comply with all applicable design standards to ensure adequate safety through access, lighting, security cameras etc.

In terms of staffing, the City of Fresno has a goal of 1.5 police personnel per 1,000 people. According to Article 37 of the City of Fresno Development Code, multi-family dwelling units are assigned 2.53 people per unit. The population of the proposed project is estimated to be 191 units x 2.53 people per unit = 484 people. Based on this population and the City's goal ratio, the project would require one additional police officer ([484/1000] x 1.5 = 0.726 $\cong 1$). The project will be subject to development impact fees as determined by the City. Payment of these fees would offset any impacts to police staffing resulting from the project. Therefore, impacts to police protection would be less than significant.

Schools?

Less than Significant Impact. The project would develop a 191-unit luxury apartment complex. The project is in the Clovis Unified School District. Student generation rates for multi-family dwelling units were provided by the CUSD in the Development Fee Justification Study/School Facilities Needs Analysis (2022) prepared by Odell Planning & Research.

Grade Level	Multi-Family Unit Generation Rate	# of Units	# of Students
Elementary (TK-6)	.0695	191	13.27
Intermediate School (7-8)	.0176	191	3.36
High School (9-12)	.0395	191	7.54
Total (TK-12)	.1266	191	24.17

Source: Odell Planning & Research 2022, p. 6.

As shown, based on 191 units, the project would generate 24.17 students total from Transitional Kindergarten through 12th grade. Table 7 (CUSD Unhoused Students Generated by New Development) in the Development Fee Justification Study/School Facilities Needs Analysis indicated that there is a lack of capacity to accommodate all students projected to be generated by residential development. To address the shortfall in capacity, developers are required to pay fees towards construction of new school facilities. On June 8, 2022, the governing board of CUSD approved resolutions to increase developer fees. Effective July 5, 2022, the cost for Level 2 fees (for new residential construction, including multi-family) is $5.36 per square foot (https://www.cusd.com/DeveloperFees.aspx). The payment of developer fees is considered full and complete mitigation to offset the impact to school capacity. A new school facility is not required to provide capacity for the 24 students generated by the proposed project. Therefore, the project's impact on schools is considered less than significant.

Parks?

Less than Significant Impact. According to Article 37 of the City of Fresno Development Code, multi-family dwelling units are assigned 2.53 people per unit. The population of the proposed project is estimated to be 191 units x 2.53 people per unit = 484 people. The proposed project does not include any park land but does have green open space centrally located within the complex. Policy POSS-1-a of the City's General Plan uses an open space standard of 3.0 acres of public park land for every 1,000 persons. Based on this ratio of park land to population, the project's population of 484 people would equate to a need for approximately 1.45 acres of parkland based on the City's standard. Section 12-4.701 of the City of Fresno Municipal Code requires payment of a Park Facilities Fee to mitigate impacts to parks caused by development. As a multi-family development with more than 7.5 units, the project would be required to pay the City's fee as well as the Quimby Parkland Dedication fee. Both fees are assessed per unit developed and would be used for the purpose of developing or rehabilitating park or recreational facilities. Selma Layne Park is directly east of the project and will provide sufficient park space for the residents of the proposed project. No new park facilities are required as a result of the proposed project. Therefore, the proposed project would have a less than significant impact on parks.

Other public facilities?

Less than Significant Impact. Development of the proposed project will increase the demand for other public services such as libraries. With development of the project, property taxes increase which will increase general fund revenues used to finance public facilities including parks, recreation and libraries to support growth. The project by itself will not necessitate construction of additional facilities. Moreover, the project is consistent with the existing zoning and land use designation such that other public facilities would have been designed to accommodate the growth envisioned. Therefore, impacts to other public facilities are considered less than significant.

Mitigation Measures

None.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

DISCUSSION

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?

Less than Significant Impact. The project site is within the Woodward Park Community Plan and is surrounded by urban uses including single-family residential uses to the west and south, multi-family to north across E. Shepherd Ave. and Selma Layne Park to the east. Woodward Park is approximately one and a half miles to the west. The project is anticipated to have approximately 484 residents. Section 12-4.701 of the City of Fresno Municipal Code requires payment of a Park Facilities Fee to mitigate impacts to parks caused by development. These fees would be used for development of new parks as well as maintenance and rehabilitation of existing parks thereby reducing the impacts from the proposed project to less than significant.

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Less than Significant Impact. The proposed project includes a community building, an exercise room and a swimming pool. In addition, there are two open green space areas. The impacts of developing these facilities as part of the project are included as part of this analysis. The project does not require the expansion of any offsite recreational facilities. A less than significant impact would occur.

Mitigation Measures

None.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

DISCUSSION

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact. The proposed project is the construction and occupancy of a 191-unit luxury apartment complex located on the southwest corner of E. Copper Ave. and N. Maple Ave. Currently, there are no sidewalks, bike lanes or bus stops on the south side of E. Shepherd Ave. bordering the six parcels that comprise the project site. However, the proposed project would include sidewalks around the perimeter of the development including adjacent to E. Shepherd Ave. Bike lanes and a pedestrian trail are located on the north side of E. Shepherd Ave. There are no bus routes in front of the project site. The project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. No impact would occur.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less than Significant Impact. The following discussion is based on the Vehicle Miles Traveled Analysis prepared for the project by JLB Traffic Engineering Inc. The full document is included as Appendix E to this document. Senate Bill (SB) 743 requires

that relevant CEQA analysis of transportation impacts be conducted using a metric known as vehicle miles traveled (VMT) instead of Level of Service (LOS). VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto our roads, the project may cause a significant transportation impact.

The State CEQA Guidelines were amended to implement SB 743 by adding Section 15064.3. Among its provisions, Section 15064.3 confirms that, except with respect to transportation projects, a project's effect on automobile delay shall not constitute a significant environmental impact. Therefore, LOS measures of impacts on traffic facilities are no longer a relevant CEQA criteria for transportation impacts.

CEQA Guidelines Section 15064.3(b)(4) states that "[a] lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revision to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section."

On June 25, 2020, the City of Fresno adopted CEQA Guidelines for Vehicle Miles Traveled Thresholds, dated June 25, 2020, pursuant to Senate Bill 743 to be effective July 1, 2020. The thresholds described therein are referred to herein as the City of Fresno VMT Thresholds. The City of Fresno VMT Thresholds document was prepared and adopted consistent with the requirements of CEQA Guidelines Sections 15064.3 and 15064.7. The December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory) published by the Governor's Office of Planning and Research (OPR), was utilized as a reference and guidance document in the preparation of the Fresno VMT Thresholds.

The City of Fresno VMT Thresholds adopted a screening standard and criteria that can be used to screen out qualified projects that meet the adopted criteria from needing to prepare a detailed VMT analysis. These criteria may be size, location, proximity to transit, or trip making potential. In general, development projects that are consistent with the City's General Plan and Zoning, and that meet one or more of the following criteria, can be screened out from a quantitative VMT analysis.

1. Project Located in a Transit Priority Area/High Quality Transit Corridor (within 0.5 mile of a transit stop).
2. Project is Local-serving Retail of less than 50,000 square feet.
3. Project is a Low Trip Generator (Less than 500 average daily trips).
4. Project has a High Level of Affordable Housing Units.
5. Project is an institutional/Government.

The proposed project includes 191 luxury apartment units and does not meet any of these criteria. Projects that are not screened out are required to prepare a quantitative analysis of VMT impacts which is compared against the adopted VMT thresholds of significance. The Fresno VMT Thresholds document includes thresholds of significance for development projects, transportation projects, and land use plans. These thresholds of significance were developed using the County of Fresno as the applicable region and the required reduction of VMT (as adopted in the Fresno VMT Thresholds) corresponds to Fresno County's contribution to the statewide GHG emission reduction target. In order to reach the statewide GHG reduction target of 15%, Fresno County must reduce its GHG emissions by 13%. The method of reducing GHG by 13% is to reduce VMT by 13% as well.

VMT is simply the product of a number of trips and the lengths of those trips. The first step in a VMT analysis is to establish the baseline average VMT, which requires the definition of a region. The *CEQA Guidelines for Vehicle Miles Traveled Thresholds* for the City of Fresno provide that the Fresno County average VMT per Capita (appropriate for residential land uses) and Employee (appropriate for office/commercial non-retail land uses) are 16.1 and 25.6, respectively. The City's threshold targets a 13% reduction in VMT for residential and office/commercial non-retail land uses.

The City's adopted thresholds for development projects correspond to the regional thresholds set by the Fresno Council of Governments (COG). For residential and non-residential (except retail) development projects, the adopted threshold of significance is a 13% reduction, which means that projects that generate VMT in excess of a 13% reduction from the existing regional VMT per capita or per employee would have a significant environmental impact. Projects that reduce VMT by more than 13% are less than significant. For retail projects, the adopted threshold is any net increase in VMT per employee compared to existing VMT per employee.

So, the target VMT for this project, which contains only residential land use, is a maximum of (16.10 X (1.00 - 0.13) = 14.01) 14.01 VMT per capita. The threshold for office land uses is a maximum of (25.60 X [1.00 - 0.13] = 22.27) 22.27 VMT per employee and for retail land uses the City targets a net zero (0) increase in regional VMT for retail land uses (JLB 2022, p. 3).

Quantitative assessments of the VMT generated by a development project are determined using the COG Activity Based Model (ABM) which is a tour-based model. This tool is used for large projects.

For residential projects with 500 dwelling units or fewer, a quantitative assessment of the VMT generated can be determined using the Fresno COG VMT Calculation Tool. The Project's trip generation data and Transportation Analysis Zones (TAZ) ID were input in the Fresno COG VMT Calculation Tool. (Note: The Fresno COG VMT Calculation Tool output can be found in Appendix A of Appendix E [VMT Analysis]). Table TRF-1 summarizes the VMT results provided by the Fresno COG VMT Calculation Tool for the project.

Table TRF-1
VMT Results

Project Components	Fresno COG Plus Project VMT Results	City of Fresno VMT Threshold	Reduction in VMT from Mitigations	VMT (with Mitigations)	Significant VMT Impact?
Single-Family Residential	9.30	14.01	N/A	N/A	No

Source: JLB 2022, p. 3 Note: VMT Results per Fresno COG VMT Calculation Tool Version 1.38

Based on the results of the Fresno COG VMT Calculation Tool, the project is projected to have a VMT of 9.30 per capita which falls below the City's VMT threshold of 14.01 VMT per capita. Because the project's VMT would be less than the City of Fresno's VMT threshold, there would be no need for mitigation measures to reduce VMT.

In conclusion, the project will result in a less than significant VMT impact and is consistent with CEQA Guidelines Section 15064.3(b).

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

No Impact. The main project entrance and exit are located along the north adjacent to E. Shepherd Ave. A secondary combined entry/exit is located to the west off N. Chance Ave. as well as on the east in the southeast corner of the project adjacent to N. Maple Ave. Each access point would be designed in accordance with City Standards and no hazards due to a geometric design feature are present. The site is surrounded by urban development and is compatible with surrounding uses. No impact would occur.

d) Result in inadequate emergency access?

No Impact. As described in item "c)" above, the proposed project would have three points of access from three sides (north, west and east). The site plan has been reviewed by the Planning Department and Fresno Fire Department to ensure that the project meets all emergency access requirements. Site plans cannot be approved for construction without meeting all standards and conditions as required by various reviewing agencies and departments. Therefore, the proposed project is not anticipated to result in inadequate emergency access. No impact is identified for this issue.

Mitigation Measures

None.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRIBAL CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC 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:	☐	☐	☐	☒
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC section 5020.1(k), or,	☐	☒	☐	☐
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 PRC section 5024.1. In applying the criteria set forth in subdivision (c) of PRC section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

DISCUSSION

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:

No Impact. The project would be located on vacant land (APN 403-030-51) and land currently occupied by five single-family homes on five separate parcels (APNs 403-030-01, 403-030-02, 403-030-03, 403-030-09, & 403-030-10). Pursuant to Assembly Bill 52 (AB 52), the Table Mountain Rancheria Tribe and the Dumna Wo Wah were

invited to consult under AB 52. The City of Fresno mailed notices regarding the project to both tribes on February 28, 2023, which included the required 90-day time period for tribes to request consultation. Following the close of the 90-day comment period on May 30, 2023, City staff confirmed that no comments were received from the tribes (Young, pers. comm. April 24, 2023). Because the Tribes did not request consultation, and because existing cultural resources protection laws exist that would require construction activities to cease if artifacts are discovered, there are no impacts to tribal cultural resources.

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

Less than Significant with Mitigation Incorporated. The project would be located on vacant land (APN 403-030-51) and land currently occupied by five single-family homes on five separate parcels (APNs 403-030-01, 403-030-02, 403-030-03, 403-030-09, & 403-030-10) for a total of six parcels. No resources eligible for listing in the California Register of Historical Resources are present on or in the vicinity of the site. Existing cultural resources protection laws are in place for discretionary projects which require a site-specific evaluation of historic and/or cultural resources by a professional meeting the qualifications of the Secretary of Interior. The evaluation shall provide recommendations to mitigate potential impacts to historic and/or cultural resources and shall be approved by the Director of Planning and Development. Other laws are in place to protect previously unknown resources should they be discovered during construction. However, if previously unknown resources are encountered during construction, PEIR Mitigation Measure CUL-1.1 shall be implemented (Appendix G of this document).

With PEIR mitigation measure CUL-1.1 incorporated, the project will not result in any cultural resource impacts beyond those analyzed in PEIR SCH No. 2019050005. Therefore, impacts to historical resources will be less than significant with mitigation incorporated.

Mitigation Measures

PEIR Mitigation Measure CUL-1.1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any historical artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.

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 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.**

Less than Significant with Mitigation Incorporated. Pursuant to Assembly Bill 52 (AB 52), the Table Mountain Rancheria Tribe and the Dumna Wo Wah were invited to consult under AB 52. The City of Fresno mailed notices regarding the project to both tribes on February 28, 2023, which included the required 90-day time period for tribes to request consultation. Following the close of the 90-day comment period on May 30, 2023, City staff confirmed that no comments were received from the tribes (Young, pers. comm. April 24, 2023). Existing cultural resources protection laws are in place that would require construction activities to cease if artifacts are discovered. However, if previously unknown resources are encountered during construction, PEIR Mitigation Measure CUL-1.1 shall be implemented (Appendix G of this document).

With PEIR mitigation measure CUL-1.1 incorporated, the project will not result in any cultural resource impacts beyond those analyzed in PEIR SCH No. 2019050005.

Therefore, impacts to resources of significance to a California Native American tribe will be less than significant with mitigation incorporated.

Mitigation Measures

PEIR Mitigation Measure CUL-1.1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any historical artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 effect?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the waste water 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

DISCUSSION

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?

No Impact. Construction of the proposed project would rely on existing infrastructure currently serving the area to provide required utilities and service systems. Water and waste water infrastructure are located in E. Shepherd Ave. Storm drainage facilities are provided by the Fresno Metropolitan Flood Control District (FMFCD). Overhead utility lines extend along the north side of E. Shepherd Ave. These poles as well as any other underground infrastructure are not anticipated to require relocation.

The proposed project is consistent with the General Plan designation of Residential Urban Neighborhood. The Program EIR (PEIR) assumed full development and buildout of the project site, consistent with the uses and development standards proposed by the project. According to Robert Diaz, Supervising Engineering Technician, both water and wastewater facilities are available for connection to serve the project and are not deficient (Diaz, pers. comm., 2023). The cumulative impacts associated with buildout of the City of Fresno General Plan, including the project site, were fully addressed in the PEIR. No relocations or expansion of facilities resulting in significant environmental effects is anticipated in association with the proposed project.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant Impact. The project proposes 191 luxury apartments. Because the project proposes less than 500 units, a Water Supply Assessment (WSA) pursuant to Senate Bill 610 was not required. Under SB 610, a proposed residential development of more than 500 dwelling units must prepare a WSA.

The project includes water saving fixtures consistent with Title 24 as well as water conservation measures and low water usage landscaping. Page 4.10-22 of the PEIR states “The projected water demand for the City at full build out of the approved General Plan, based on a population of 970,000 and a per capita water demand of 247 gpcd from the 2015 UWMP, would be 268,375 AF/year. As stated above and in

the 2015 UWMP, assuming treated water supplies, recycled water supplies, and pumped groundwater remain the same, the total supply of water would be 366,200 AF/year. Although the projected water supply may change based on updated agreements with water providers, water supply projected in the UWMP would be more than the buildout demand….To accommodate the buildout water demand, the treated surface water supply would need to increase, the recycled water supply would need to increase, or the amount of groundwater to be pumped would need to be increased. An increase in water conservation could also accommodate the buildout demand." As previously noted, the project is consistent with the General Plan designation of Residential Urban Neighborhood. For the reasons identified in the preceding analysis, the project is anticipated to have a less than significant impact on water supplies.

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?

Less than Significant Impact. Wastewater generated by the project will be discharged to the City's North Fresno Wastewater Reclamation Facility. According to the PEIR "The capacity of the existing North Facility is anticipated to require expansion from 0.71 mgd to 1.2 mgd by approximately the year 2025" (LSA 2020, p. 14.7-23). As noted throughout this document, the proposed project is consistent with the General Plan designation of Residential Urban Neighborhood. Infrastructure has been sized consistent with the demands generated by land uses identified in the General Plan. In addition, all discretionary projects are reviewed by the City and cannot be approved without having adequate wastewater treatment capacity. Thus, impacts to wastewater treatment are considered less than significant.

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?

Less than Significant Impact. According to the PEIR, multi-family units would generate approximate 7 lbs of waste per day per unit (LSA 2020, p. 4.17-30). With 191 units this equates to 1,337 pounds per day or approximately 244 tons of waste per year. AB 939 mandates the reduction of solid waste disposal in landfills. The City is currently achieving a 71 percent diversion rate (based on 2009 data) which is anticipated to increase due to a Fresno City Council resolution that commits the City to the goal of a Zero Waste goal by 2025. The project would be required to comply with the City's Resolution which would curb solid waste generation in keeping with the provisions of AB 939. Solid waste service is provided by the City of Fresno. Waste is disposed of at the American Avenue Landfill which has an estimated closure date of August 31, 2031 (LSA 2020, p. 4.17-30). The project would have a less than significant impact on the attainment of solid waste reduction goals would occur.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact. While there are no applicable federal regulations, the proposed project would be required to comply with State and local statutes and regulations related to solid waste. Pursuant to the provisions of AB 939, the City is

required to divert 50 percent of solid waste generated in its jurisdiction away from landfills. Implementation of source reduction measures, such as recycling, serve to divert solid waste away from landfills. As previously noted, the project would be required to comply with the City's Resolution aimed at Zero Waste. Refer to item d) above.

Mitigation Measures

None.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

DISCUSSION

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The City of Fresno General Plan states that "The City has an adopted Emergency Operations Plan (EOP); however, the EOP does not designate evacuation routes, which may not be necessary since Fresno does not face any expected natural hazards from likely sources or locations." (City of Fresno 2014, p. 9-40). All projects are required to maintain adequate emergency access throughout construction and operation. The proposed project is adjacent to E. Shepherd Ave. on the north and would also have access available from the west and east. No impact is identified for impairing an adopted emergency response plan or emergency evacuation plan.

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?

No Impact. The State Responsibility Area (SRA) is the area of the State of California that is financially responsible for the prevention and suppression of wildfires. These areas are typically in unincorporated, rural areas. The SRA does not include lands within city boundaries (CalFire 2013) thus the project site is not in the SRA. The PEIR states "According to CAL FIRE's Fire and Resource Assessment Program, the Planning Area does not contain any lands within the State Responsibility Area (SRA) or lands classified as Very High Fire Hazard Severity Zone (VHFHSZ) within the Local Responsibility Area (LRA)" (LSA 2020, p. 4.18-17). Therefore, no impact would occur regarding exposing project customers to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

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?

No Impact. As noted in item "b)", the City of Fresno is not in the SRA. Due to the nature of the project and its location in an urban area adjacent to E. Shepherd Ave. with access to existing municipal services, the proposed project would not require new roads, fuel breaks, emergency water sources, power lines, or other utilities for construction that may exacerbate fire risk. No impact would occur.

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?

No Impact. The proposed project site is in north Fresno adjacent to the south side of E. Shepherd Ave. The surrounding area is level and developed with urban uses and infrastructure. No impact would occur that would result in exposing 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.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

DISCUSSION

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 an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?

Less than Significant Impact. Implementation of the proposed project would construct a 191-luxury apartments and associated parking and open space areas on 7.1 acres consistent with the existing General Plan designation. The surrounding area has been developed with residential uses as well as Selma Layne Park to the east. The project site would be infilled in accordance with densities allowed by the existing Residential Urban Neighborhood General Plan designation and Medium Density Residential zoning. The project would have no impact with regard to degrading the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, the project is considered to have a less than significant impact.

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.)**

Less than Significant Impact. The proposed project would not result in any impacts that are individually limited but cumulatively considerable. The project would result in only three potentially significant impacts unless mitigation is incorporated. These included impacts to Biological Resources, Cultural Resources and Hazards and Hazardous Materials. PEIR Mitigation Measure BIO-1.4 requires avoidance of construction during nesting season or surveys with appropriate protection measures if avoidance is not possible. In this way, impacts to nesting birds would be addressed on a project-specific level and avoid cumulative impacts. Cultural Resources are also site-specific and PEIR Mitigation Measures CUL-1.1 and CUL-3 would address previously unknown resources well as human remains if discovered. Both situations would be site-specific and not cumulative in nature. Lastly, site-specific hazards on the site including removal of the existing wells, septic system and structures have been addressed with Mitigation Measures HAZ-1 and HAZ-2 which require adherence to local and State guidelines as well as Non-ASTM considerations.

Air pollution is by its very nature largely a cumulative impact. If a project's individual emissions exceed its identified significance thresholds, the project would be cumulatively considerable. As discussed in the Air Quality analysis, "the amount of growth predicted for the approved General Plan is accommodated by the SJVAPCD's attainment plan and would allow the air basin to attain the 8-hour ozone standard by the 2023 attainment date. In addition, reductions anticipated from existing regulations and adopted control measures will result in emissions continuing to decline even though development and population will increase (LSA 202, p. 4.3-36). Likewise, GHG emissions are typically considered cumulative. However, the proposed project

would be consistent with the majority of strategies of the GHG Reduction Plan Update including compliance with Title 24 standards.

Other resources areas such as geology and soils and hazardous materials are site-specific and would not result in cumulative impacts. Therefore, the project is considered to have a less than significant impact.

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

Less than Significant Impact. The proposed project would be developed consistent with City of Fresno design standards. Mitigation Measures and specific project requirements identified to address such impacts and reduce them to less than signifcant levels. Therefore, the Project would not cause a substantial adverse effect on human beings either directly or indirectly.

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Appendix A
Phase I Environmental Assessment

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PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT SHEPHERD AVENUE APARTMENTS SWC EAST SHEPHERD AVENUE & MAPLE AVENUE 1831, 1865, 1897, & 1925 EAST SHEPHERD AVENUE AND 8929 NORTH MAPLE AVENUE FRESNO, CALIFORNIA

Date Issued: September 23, 2021
Project Number 021132P

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EXECUTIVE SUMMARY

See's Consultant & Testing (SEE's) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations set forth by Bajun American Properties for the property identified as 1831, 1865, 1897, & 1925 East Shepherd Avenue, and 8929 North Maple Avenue, Fresno, California (the "Property").

The Phase I Environmental Site Assessment is designed to provide Bajun American Properties with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the property. This assessment was conducted utilizing generally accepted ESA industry standards in accordance with ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The Property consists of a rectangular-shaped area of land with five parcels totaling approximately 4.948± acres. The Property parcels are identified as Fresno County Assessor's Office assessor parcel numbers (APNs) 403-030-01, 403-030-02, 403-030-03, 403-030-09, and 403-030-10. The Property is located on the southwest corner of East Shepherd Avenue and North Maple Avenue in Fresno, California. The five parcels are developed with single-family residences located on the northern portion of each individual parcel. Construction dates of the residences were identified as one in 1965, two in 1966, one in 1971, and one in 1978. Property improvements also included four domestic wells, five septic systems, several outbuildings and sheds, storage yard areas, vacant and unused pasture, and minimal landscaping.

Based on available historical documentation, the Property was in use as agricultural land from at least 1937 up to the mid 1960s and single-family rural residential with four residences from the mid 1960s to the late 1970s and occupied by the five current rural residences since 1978.

According to the State of California, Regional Water Quality Control Board (RWQCB), record of groundwater depth in the vicinity of the Property is estimated to be 105 feet below surface grade and direction of groundwater flow is estimated to be southwest.

The Property is located within a residential area of Fresno, California. The Property is bound to the north by East Shepherd Avenue followed by multi-family residences; to the east by North Maple Avenue followed by a park; to the south by East Serena Avenue followed by single-family residences; and to the west by vacant land.

SEE's obtained and reviewed a database report from Environmental Risk Information Services (ERIS) for the Property and the surrounding area. The westernmost on-site residence, identified as 1831 East Shepherd Avenue, is listed by the governmental database as a RCRA NON GEN and FINDS/FRS site. According to the database and interview information with Mr. Greg Paul, removal and off-site disposal of asbestos-containing ceiling material and drywall was conducted in 2018. Mr. Paul is an asbestos abatement contractor and indicated that a small amount of ceiling and drywall were removed as part of repairs to the residence and that removed material was disposed of at a certified waste landfill. Based on off-site disposal, this listing does not represent an environmental condition. Based on the database report, no upgradient sites were identified as potential concerns to the Property. The database off-site listings identified three RCRA TSD, one RCRA NON GEN, three RECYCLING, one CONTAINER RECY, one HHSS, two UST SWEEPS, one HIST TANK, one CLEANUP SITES, five CUPA, one CERS HAZ, and one EMISSIONS within the search radii. Based on review of regulatory documentation, off-site location, and

estimated direction of groundwater flow, these facilities do not represent an environmental condition or concern.

Conclusions

SEE's has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-13 of the property identified as 1831, 1865, 1897, & 1925 East Shepherd Avenue, and 8929 North Maple Avenue, Fresno, California, the Property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report.

Recognized Environmental Conditions (RECs) are defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. SEE's assessment has revealed the following RECs associated with the subject property or nearby properties:

- No RECs were identified during the course of this assessment.

Controlled Recognized Environmental Conditions (CRECs) are defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. SEE's assessment has revealed the following CRECs associated with the subject property or nearby properties:

- No CRECs were identified during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. SEE's assessment has revealed the following HRECs associated with the subject property or nearby properties:

- No HREC's were identified during the course of this assessment.

Environmental Issues include environmental concerns identified by SEE's that warrant discussion, but do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E1527-13. These can include but are not limited to risks which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the subject property. SEE's investigation has revealed the following environmental issue associated with the subject property:

- Two, five-gallon buckets, which appeared to contain waste oil, were observed on the west portion of the Property. The buckets were located within the doorway of a shed/garage on the west portion of 1831 East Shepherd Avenue. Approximately 60 used tires were observed at two locations on the west portion of the Property. The tires were located along the west and south fence lines of 1865 East Shepherd Avenue. Minor amounts of yard-care chemicals and pesticides were observed at the north exterior and south interior of a shed on 1865 East Shepherd Avenue. The chemicals were in their manufacturer's containers sizes of 2.5 gallons and less. One pile of general trash, which contained at least one used tire, was observed on the west side of the residence at 19255 East Shepherd Avenue. No stains, spills, evidence of a release, or evidence of landfilling was observed on the Property. Based on conditions observed the waste oil, tires, yard-care chemicals, pesticides, and trash do not represent an environmental condition.

- Based on historical documentation, a portion of the Property was historically used for agricultural purposes from at least 1937 up to the mid 1960s. There is a potential that agricultural related chemicals may have been used onsite.
- The Property includes four domestic wells. If the on-site water wells are not to be utilized, they should be properly destroyed according to local and State guidelines.
- According to the owner, the Property includes five active septic systems associated with the residences. If the septic systems are not to be utilized, they should be properly destroyed according to State and local regulatory guidelines.

Non-ASTM Considerations may include the presence of environmental conditions such as asbestos containing materials (ACMs), lead-based paint (LBP), radon, mold, lead in drinking water, etc. which can affect the liabilities and financial obligations of the client, the health & safety of site occupants, and the value and marketability of the subject property. SEE's assessment has revealed the following Non-ASTM considerations associated with the subject property:

- Due to the age of the Property buildings, there is a potential that ACMs are present. In the event that building renovation or demolition activities are planned, a thorough asbestos survey to identify asbestos-containing building materials is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb ACMs.
- Due to the age of the subject property buildings, there is a potential that LBP is present. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an x-ray fluorescence (XRF) survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

Recommendations

Based on the information available at the time of this assessment, SEE's recommends the following:

- Proper off-site disposal of any waste oil, used tires, yard-care chemicals, and pesticides should be conducted by a licensed waste hauler. General trash can be removed by placing in on-site waste containers for removal by a solid waste company.
- If redevelopment activities for residential use are planned, it should be determined whether sampling relating to the former agricultural use is required by the local planning department or other applicable oversight agency.

1.0 INTRODUCTION

SEE's was retained by Bajun American Properties to conduct a Phase I Environmental Site Assessment (ESA) of the property identified as 1831, 1865, 1897, & 1925 East Shepherd Avenue, and 8929 North Maple Avenue, Fresno, California (the Property). The protocol used for this assessment is in general conformance with ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).

On September 2, 2021, Paul Humphrey representing SEE's, conducted a site reconnaissance to assess the possible presence of petroleum products and hazardous materials at the Property. SEE's investigation included a review of aerial photographs, a reconnaissance of adjacent properties, background research, and a review of available local, state, and federal regulatory records regarding the presence of petroleum products and/or hazardous materials at the Property.

SEE's contracted ERIS, to perform a computer database search for local, state, and Federal regulatory records pertaining to environmental concerns for the Property and properties in the vicinity of the Property (see Section 3.0).

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-13) in connection with the Property.

1.2 Detailed Scope of Services

The purpose of the Phase I Environmental Site Assessment is to assist the client in identifying potential environmental liabilities associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property, as well as regulatory non-compliance that may have occurred at the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

The goal of SEE's in conducting the Phase I Environmental Site Assessment was to identify the presence or likely presence of any hazardous substances or petroleum products on the property that may indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into the soil, groundwater, or surface water of the property.

No other warranties are implied or expressed.

1.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. SEE's believes that the information obtained from the record review and the interviews concerning the site is reliable. However, SEE's cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide Bajun American Properties with information relating to the Property.

1.4 Limitations and Exceptions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 1527-13. Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 4.4), this data gap is not expected to alter the findings of this assessment.

1.5 Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

1.6 Use Reliance

All reports, both verbal and written, are for the benefit of Bajun American Properties. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of SEE's.

2.0 SITE DESCRIPTION

2.1 Location and Parcel Number

The Property is located on the southwest corner of East Shepherd Avenue and North Maple Avenue in Fresno. According to the Fresno County Assessor's Office, the Property parcels are identified as APNs 403-030-01, 403-030-02, 403-030-03, 403-030-09, and 403-030-10.

2.2 Site and Vicinity General Characteristics

The Property is located in an area that is characterized by single and multi-family residences.

2.3 Current Use of the Property

The Property is in residential use and includes five single-family residences.

2.4 Description of Site Improvements

The Property consists of a rectangular-shaped area of land with five parcels totaling approximately 4.948± acres. The five parcels are developed with single-family residences located on the northern portion of each individual parcel. Construction dates of the residences were identified as one in 1965, two in 1966, one in 1971, and one in 1978. Property improvements also included four domestic wells, five septic systems, several outbuildings and sheds, storage yard areas, vacant and unused pasture, and minimal landscaping.

2.5 Current Use of Adjoining Properties

During the vicinity reconnaissance, SEE's observed the following land use on properties in the immediate vicinity of the Property.

North:	East Shepherd Avenue followed by multi-family residences
East:	North Maple Avenue followed by a park
South:	East Serena Avenue followed by single-family residences
West:	Vacant land

3.0 USER PROVIDED INFORMATION

Pursuant to ASTM E 1527-13, SEE's requested the following site information from Bajun American Properties (User of this report) and the site contact Mr. John Shamshoian. Mr. Shamshoian is the owner of the Property.

3.1 Title Records

A Preliminary Title Report or a 50-year chain of title was not provided or reviewed. Based on other historical documentation reviewed by SEE's as part of this investigation, the lack of review of a Preliminary Title Report or 50-year chain of title is not considered significant.

3.2 Environmental Liens or Activity and Use Limitation

SEE's requested information from the User and site contact regarding knowledge of environmental liens, activity and use limitations for the Property. The User and site contact were not aware of any environmental liens associated with the Property. In addition, the User and site contact had no knowledge of any use or activity limitations.

3.3 Specialized Knowledge

SEE's inquired with the User and site contact regarding any specialized knowledge of environmental conditions associated with the Property. The User and site contact were not aware of any environmental conditions associated with the Property.

3.4 Commonly Known or Reasonably Ascertainable Information

SEE's inquired with the User and site contact regarding any commonly known or reasonably ascertainable information within the local community about the Property that is material to recognized environmental conditions in connection with the Property. The User and site contact had no reasonably ascertainable information within the local community about the Property that is material to recognized environmental conditions in connection with the Property.

3.5 Valuation Reduction for Environmental Issues

SEE's inquired with the User and site contact regarding any knowledge of reductions in property value due to environmental issues. The User and site contact were not aware of any valuation reductions associated with the Property.

3.6 Owner, Property Manager, and Occupant Information

The following information regarding the Owner, Property Manager and Occupants was provided by the User.

Property Owner:	Mr. John Shamshoian
Property Manager:	Mr. John Shamshoian
Occupants:	Five single-family residences

3.7 Reason for Performing Phase I ESA

The purpose of this ESA was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-13) in connection with the Property. This ESA was also performed to permit the *User* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E-1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

Information from standard Federal and state environmental record sources was provided through ERIS. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappables ("orphan sites") section within the ERIS report. A review of the unmappable facilities indicated that none of these facilities are within the ASTM minimum search distance from the Property.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Property, was reviewed. Specific facilities are discussed below if determined likely that a potential recognized environmental condition has resulted at the Property from the listed facilities. Please refer to Appendix C-1 for a complete listing.

Database	Search Distance (Miles)	Subject Property Listed	Total Number of Listings	Potential Environmental Concern to the Subject Property
NPL, PROPOSED NPL	1	No	0	
DELISTED NPL	0.5	No	0	
SEMS, SEMS ARCHIVE	0.5	No	0	
CERCLIS, CERCLIS NFRAP, CERCLIS LIENS	0.5	No	0	
RCRA CORRACTS	1	No	0	
RCRA-TSD	0.5	No	3	No
RCRA LQG, SQG, CESQGs, VGN, NLR, NON GEN	0.25	**Yes**	2	Subject Property listing discussed below Table. Off-site listing: No
FED ENG, FED INST	TP	No	0	
ERNS	TP	No	0	
FED BROWNFIELDS	0.5	No	0	

Database	Search Distance (Miles)	Subject Property Listed	Total Number of Listings	Potential Environmental Concern to the Subject Property
STATE/TRIBAL HWS (includes RESPONSE, Envirostor, DELISTED ENVS)	1	No	0	
SWF/LF	0.5	No	0	
HWP	1	No	0	
LDS	0.5	No	0	
LUST, DELISTED LST	0.5	No	0	
UST	0.25	No	0	
UST CLOSURE	0.5	No	0	
HHSS, AST, DELISTED TNK, CERS TANK	0.25	No	1	No
DELISTED HAZ, LUR, HLUR, DEED, VCP	0.5	No	0	
CLEANUP SITES	0.5	No	1	No
CERS HAZ	0.125	No	1	No
DELISTED CTNK, HIST TANK	0.25	No	1	No
TRIBAL LISTINGS	0.25-0.5	No	0	
DELISTED COUNTY, CUPA	0.25	No	5	No
Additional State & Federal Listings	PO-1	**Yes**	8	Subject Property listing discussed below Table. Off-site listings: No

The westernmost on-site residence, identified as 1831 East Shepherd Avenue, is listed by the governmental database as a RCRA NON GEN and FINDS/FRS site. According to the database and interview information with Mr. Greg Paul, removal and off-site disposal of asbestos-containing ceiling material and drywall was conducted in 2018. Mr. Paul is an asbestos abatement contractor and indicated that a small amount of ceiling and drywall were removed as part of repairs to the residence and that removed material was disposed of at a certified waste landfill. Based on off-site disposal, this listing does not represent an environmental condition. Based on the database report, no upgradient sites were identified as potential concerns to the Property. The database off-site listings identified three RCRA TSD, one RCRA NON GEN, three RECYCLING, one CONTAINER RECY, one HHSS, two UST SWEEPS, one HIST TANK, one CLEANUP SITES, five CUPA, one CERS HAZ, and one EMISSIONS within the search radii. Based on review of regulatory documentation, off-site location, and estimated direction of groundwater flow, these facilities do not represent an environmental condition or concern.

4.2 Additional Environmental Record Sources

4.2.1 County Recorder/ Assessor

According to the Fresno County Recorder's Office, no environmentally-related liens or deed restrictions have been recorded against the Property.

4.2.2 Fire Officials

Records from the City of Fresno Fire Department were reviewed for evidence indicating the presence of underground storage tanks and for the use of hazardous materials. No record of environmental concern was found for the subject Property.

4.2.3 Building Department

Records from the Fresno County Building Department (FCBD) and City of Fresno Building Department (CFBD) were reviewed for evidence indicating the developmental history of the subject Property, and for the presence of documentation relative to underground storage tanks. No record of environmental concern was identified in FCBD or CFBD records. Construction dates of the residences were identified as one in 1965, two in 1966, one in 1971, and one in 1978.

4.2.4 Other Agencies

SEE's September 2, 2021, review of the California Regional Water Quality Control Board (RWQCB) Geotracker leaking underground fuel tank (LUFT) database available via the RWQCB Internet Website indicated that no record of LUFTs are on file with the RWQCB for the Property.

SEE's September 2, 2021, review of the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) Envirostor California cleanup sites database available via the DTSC Internet Website indicated that no records of cleanup sites are on file with the DTSC for the subject Property.

4.3 Physical Setting Sources

4.3.1 Topography

The United States Geological Survey (USGS), Clovis, California Quadrangle 7.5 minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1964, revised 1981. According to the contour lines on the topographic map, the Property is located at an elevation approximately 365 feet above mean sea level (MSL). The contour lines in the area of the Property indicate the area is sloping gently to the south. The Property is depicted as having five small structures along the northern portion of the Property.

4.3.2 Soils/Geology

The subject site is located within the Great Valley geomorphic province, a long structural trough situated between the Sierra Nevada Mountains to the east, the Coast Range

Mountains to the west and the Tehachapi Mountains to the south. In the Fresno area, the sediments consist of recent and older alluvium derived primarily from the Coastal Range Mountains. Older (Pleistocene) alluvium unconformably overlies Pliocene-Pleistocene continental and marine deposits. The valley basement, consisting of pre-Tertiary granitic and metamorphic rocks, underlies the clastic section at a depth in excess of 2,000 feet below ground surface.

4.3.3 Hydrology

The site is located in the San Joaquin Valley groundwater basin, which is part of the San Joaquin Basin Hydrologic Study Area (HSA). Twenty-six ground-water basins and areas of potential groundwater storage have been identified in the San Joaquin Basin HSA. The HSA is bounded by the Sacramento-San Joaquin Delta to the north, the Sierra Nevada to the east, the Tehachapi Mountains to the south, and the Coastal Ranges to the west. Groundwater in the vicinity of the site is found within the Central Valley regional aquifer system, an unconfined to semi-confined aquifer system within the older alluvium and deeper continental deposits. According to the RWQCB, record of groundwater depth in the vicinity of the Property is estimated to be 105 feet below surface grade and direction of groundwater flow is estimated to be southwest.

4.3.4 Flood Zone Information

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Numbers 06019C1560H and 06019C1580H, the Property is located in Flood Zone X. Flood Zone X regions consist of an area that is determined to be outside the 100- and 500-year floodplains.

4.3.5 Oil and Gas Exploration

The on-site reconnaissance addressed oil and gas exploration at the Property. According to the California Department of Conservation Geologic Energy Management, no operating or abandoned oil or gas wells are on or adjacent to the Property.

4.3.6 Vapor Encroachment

A Tier 1 Vapor Encroachment Screen (VES) pursuant to ASTM E2600-10 was performed as part of this assessment to determine whether a potential *vapor encroachment condition* (VEC) exists at the subject property. The VES included the review of reasonably ascertainable information for the subject and nearby properties. During the course of this assessment, a reasonable probability was not identified to indicate that a VEC exists at the subject Property.

4.4 Historical Use Information on the Property

Based on available historical documentation, the Property was in use as agricultural land from at least 1937 up to the mid 1960s and single-family rural residential with four residences from the mid 1960s to the late 1970s and occupied by the five current rural residences since 1978.

4.4.1 Aerial Photographs

Available aerial photographs dated 1937, 1954, 1957, 1962, 1972, 1978, 1984, 1987, 1998, 2004, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020, from ERIS were reviewed for this ESA. Copies of selected photographs are included in Appendix B-1 of this report. The photographs are discussed below:

Date:	1937
Scale:	1" = 500'
Photo ID:	Fairchild
Description:	The 1937 photograph depicts the Property as agricultural land. The north adjoining property appears as a roadway followed by agricultural land. The east adjoining property appears as an unimproved road followed by agricultural land. The south adjoining property appears as agricultural land and a rural residence. The west adjoining property appears as agricultural land and a rural residence.

Date:	1954
Scale:	1" = 500'
Photo ID:	AMS
Description:	The 1954 photograph depicts the Property and the adjoining properties as noted in the 1937 photograph.

Date:	1957
Scale:	1" = 500'
Photo ID:	ASCS
Description:	The 1957 photograph depicts the Property and the north, south, and west adjoining properties as noted in the 1954 photograph. The east adjoining property appears as a roadway followed by agricultural land.

Date:	1962
Scale:	1" = 500'
Photo ID:	USGS
Description:	The 1962 photograph depicts the Property and the adjoining properties as noted in the 1957 photograph.

Date:	1972
Scale:	1" = 500'
Photo ID:	USGS
Description:	The 1972 photograph depicts the Property as occupied by four residences, associated outbuildings, and pasture or yard areas. The adjoining properties appear as noted in the 1962 photograph.

Date:	1978
Scale:	1" = 500'
Photo ID:	USGS

Description:	The 1978 photograph depicts the Property as occupied by five residences, associated outbuildings, and pasture or yard areas. The adjoining properties appear as noted in the 1972 photograph
Date:	1984
Scale:	1” = 500’
Photo ID:	NHAP
Description:	The 1984 photograph depicts the Property and adjoining properties as in the 1978 photograph.
Date:	1987
Scale:	1” = 500’
Photo ID:	NAPP
Description:	The 1987 photograph depicts the Property and adjoining properties as in the 1984 photograph.
Date:	1998
Scale:	1” = 550’
Photo ID:	USGS
Description:	The 1998 photograph depicts the Property and the north, east and west adjoining properties as in the 1987 photograph. The south adjoining property appears as a roadway followed by single-family residences.
Date:	2004, 2005
Scale:	1” = 550’
Photo ID:	NAIP
Description:	The 2004 and 2005 photographs depict the Property and the south adjoining property as in the 1998 photograph. The north adjoining property appears as a roadway followed by vacant land. The east adjoining property appears as a roadway followed by a park. The west adjoining property appears as vacant land.
Date:	2009, 2010, 2012, 2014, 2016, 2018, 2020
Scale:	1” = 500’
Photo ID:	NAIP
Description:	The 2009, 2010, 2012, 2014, 2016, 2018, and 2020 photographs depict the Property and the east, south and west adjoining properties as noted in the 2004 and 2005 photographs. The north adjoining property appears as a roadway followed by multi-family residences.

4.4.2 Fire Insurance Maps

Historical Sanborn Fire Insurance maps were reviewed online at http://www.spl.org/. Fire insurance maps, which commonly date back to the 1800s, are typically reviewed in order to evaluate whether past usage or construction on the Property or within the near vicinity is environmentally noteworthy. Fire insurance map coverage of the area of the Property was not identified.

4.4.3 City Directories

Historical City directories published by Haines were reviewed at the Fresno County Library in Fresno, California for past names and business that were listed for the Property. The findings are presented in the following table:

YEAR	ON-SITE
1962, 1966	No listings
1972, 1976, 1980	Three residences
1980	
1985, 1990, 1995	Four residences
2000	One residence
2004	Four residences
2009, 2014, 2018	Five residences

4.4.4 Historical Topographic Maps

The review of historical topographic maps was not reviewed for this study. Historical use of the Property was researched using other standard historical sources.

4.4.5 Additional Historical Record Sources

Additional historical record sources were not reviewed.

4.4.6 Prior Assessment Reports

No prior reports or relevant documentation in association with the subject property were made available to SEE's during the course of this assessment.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The Property was inspected by Paul Humphrey on September 2, 2021. The weather at the time of the site visit was clear and approximately 75 degrees.

5.2 General Site Setting

The Property is located in an area that is characterized by single and multi-family residences.

5.3 Exterior Observations

5.3.1 Solid Waste Disposal

Residential dumpsters were observed near each of the five residences. No indication of potentially hazardous material disposal was noted in the area of the dumpsters during the site reconnaissance.

5.3.2 Surface Water Drainage

Drainage appears sufficient as no areas of ponding or standing water were noted during the site visit.

5.3.3 Wells and Cisterns

The Property includes four domestic wells. If the on-site water wells are not to be utilized, they should be properly destroyed according to local and State guidelines.

No aboveground evidence of cisterns was observed during the site reconnaissance.

5.3.4 Wastewater

No indications of industrial wastewater disposal or treatment facilities were observed during the onsite reconnaissance or reported on the Property.

According to the owner, the Property includes five active septic systems associated with the residences. If the septic systems are not to be utilized, they should be properly destroyed according to State and local regulatory guidelines.

5.3.5 Additional Site Observations

No additional relevant general site characteristics were observed.

5.4 Interior Observations

Interior access included two of five residences, two garages, and sheds.

5.5 Potential Environmental Conditions

5.5.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

Two, five-gallon buckets, which appeared to contain waste oil, were observed on the west portion of the Property. The buckets were located within the doorway of a shed/garage on the west portion of 1831 East Shepherd Avenue. Approximately 60 used tires were observed at two locations on the west portion of the Property. The tires were located along the west and south fence lines of 1865 East Shepherd Avenue. Minor amounts of yard-care chemicals and pesticides were observed at the north exterior and south interior of a shed on 1865 East Shepherd Avenue. The chemicals were in their manufacturer's containers sizes of 2.5 gallons and less. One pile of general trash, which contained at least one used tire, was observed on the west side of the residence at 19255 East Shepherd Avenue. No stains, spills, evidence of a release, or evidence of landfilling was observed on the Property. Based on conditions observed the waste oil, tires, yard-care chemicals, pesticides, and trash do not represent an environmental condition.

5.5.2 Evidence of Releases

No obvious indications of hazardous material or petroleum product releases, such as stained areas or stressed vegetation, was observed during the site reconnaissance or reported during interviews.

5.5.3 Polychlorinated Biphenyls (PCBs)

Older transformers (prior to 1979) and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified:

- Less than 50 parts per million (PPM) of PCBs – "*Non-PCB" transformer*
- 50 ppm-500 ppm – "*PCB-Contaminated" electrical equipment*
- Greater than 500 ppm – "*PCB" transformer*

Two pole-mounted utility owned transformers were observed along the northern boundary of the Property. The transformers appeared in good condition with no evidence of a release in the area beneath the transformers. Based on conditions observed, the transformers do not represent an environmental concern.

No other potential PCB-containing equipment such as oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc., are present.

5.5.4 Landfills

No evidence of on-site landfilling was observed or reported during the site reconnaissance.

5.5.5 Pits, Ponds, Lagoons, Sumps, and Catch Basins

No evidence of on-site pits, ponds, lagoons, sumps or catch basins was observed or reported during the site reconnaissance.

5.5.6 On-Site ASTs and USTs

No evidence of aboveground or underground storage tanks was observed during the Site reconnaissance or reported during interviews.

5.5.7 Radiological Hazards

No radiological substances or equipment was observed or reported stored on the subject site.

5.5.8 Drinking Water

Domestic water is provided to the Property by the municipal water supply. Four domestic water wells were also observed on the Property. Water sampling was not conducted at the site to verify water quality.

5.5.9 Additional Hazard Observations

No additional hazards were observed on the Site.

5.5.10 Asbestos-Containing Materials (ACMs)

An asbestos evaluation was not required by the scope of services.

Due to the age of the Property buildings, there is a potential that ACMs are present. In the event that building renovation or demolition activities are planned, a thorough asbestos survey to identify asbestos-containing building materials is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb ACMs.

5.5.11 Radon

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures. Review of the EPA Map of Radon Zones places the Property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L.

5.5.12 Lead-Based Paint

An evaluation of lead-based paint was not included in the scope of services.

Due to the age of the subject property buildings, there is a potential that LBP is present. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an x-ray fluorescence (XRF) survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

5.5.13 Mold Evaluation

A mold evaluation was not required by the scope of services.

6.0 INTERVIEWS

6.1 Interview with Owner

An interview was conducted with the owner, Mr. John Shamshoian, on September 2, 2021. Mr. Shamshoian stated he was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Mr. Shamshoian stated he has progressively taken ownership of the Property beginning in approximately 2006 and owned the entire Property since 2014. Mr. Shamshoian indicated that Property use has been in single-family residential use the entire time. Mr. Shamshoian identified the locations of four domestic wells and indicated there are five active septic systems.

6.2 Interview with Site Manager

See Section 6.1 Above.

6.3 Interview with Occupants

Based on the residential rental/lease nature of the occupants, the residence occupants were not interviewed.

6.4 Interview with Local Government Officials

An interview was conducted with the Fresno County Environmental Health Department. According to the file clerk, no records were identified for the Property.

An interview was conducted with the City of Fresno Planning and Development Department. No record of environmental concern was identified.

An interview was conducted with the City of Fresno Fire Department. According to the receptionist, no record of environmental concern was identified for the Property and the area is under the jurisdiction of the Fresno County Environmental Health Department.

6.5 Interview with Others

An interview was conducted with Mr. Greg Paul. According to Mr. Paul, removal and off-site disposal of asbestos-containing ceiling material and drywall was conducted in 2018. Mr. Paul is an asbestos abatement contractor and indicated that a small amount of ceiling and drywall were removed as part of repairs to the 1831 East Shepherd Avenue residence and that removed material was disposed of at a certified waste landfill.

7.0 FINDINGS AND CONCLUSIONS

7.1 Findings

7.1.1 On-Site Environmental Conditions

No recognized environmental conditions associated with current or past on-site operations were identified during the course of this assessment.

7.1.2 Controlled Recognized Environmental Conditions

No controlled recognized environmental conditions were identified during the course of this assessment.

7.1.3 Previously Resolved Environmental Conditions

No historical resolved recognized environmental conditions were identified in connection with the Property during the course of this assessment.

7.1.4 De Minimis Environmental Conditions

No *de minimis* environmental conditions were identified in connection with the Property during the course of this assessment.

7.2 Opinion

Based on our professional opinion, no recognized environmental conditions in connection with current or past use of the subject Property were identified during the course of this assessment.

7.3 Conclusions

SEE's has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property identified as 1831, 1865, 1897, & 1925 East Shepherd Avenue, and 8929 North Maple Avenue, Fresno, California, the Property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

SEE's assessment has revealed the following environmental issues associated with the subject property:

- Two, five-gallon buckets, which appeared to contain waste oil, were observed on the west portion of the Property. The buckets were located within the doorway of a shed/garage on the west portion of 1831 East Shepherd Avenue. Approximately 60 used tires were observed at two locations on the west portion of the Property. The tires were located along the west and south fence lines of 1865 East Shepherd Avenue. Minor amounts of yard-care chemicals and pesticides were observed at the north exterior and south interior of a shed on 1865 East Shepherd Avenue. The chemicals were in their manufacturer's containers sizes of 2.5 gallons

and less. One pile of general trash, which contained at least one used tire, was observed on the west side of the residence at 19255 East Shepherd Avenue. No stains, spills, evidence of a release, or evidence of landfilling was observed on the Property. Based on conditions observed the waste oil, tires, yard-care chemicals, pesticides, and trash do not represent an environmental condition.

- Based on historical documentation, a portion of the Property was historically used for agricultural purposes from at least 1937 up to the mid 1960s. There is a potential that agricultural related chemicals may have been used onsite.

- The Property includes four domestic wells. If the on-site water wells are not to be utilized, they should be properly destroyed according to local and State guidelines.

- According to the owner, the Property includes five active septic systems associated with the residences. If the septic systems are not to be utilized, they should be properly destroyed according to State and local regulatory guidelines.

SEE's assessment has revealed the following Non-ASTM considerations associated with the subject property:

- Due to the age of the Property buildings, there is a potential that ACMs are present. In the event that building renovation or demolition activities are planned, a thorough asbestos survey to identify asbestos-containing building materials is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb ACMs.

- Due to the age of the subject property buildings, there is a potential that LBP is present. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

7.4 Recommendations

Based on the information available at the time of this assessment, SEE's recommends the following:

- Proper off-site disposal of any waste oil, used tires, yard-care chemicals, and pesticides should be conducted by a licensed waste hauler. General trash can be removed by placing in on-site waste containers for removal by a solid waste company.

- If redevelopment activities for residential use are planned, it should be determined whether sampling relating to the former agricultural use is required by the local planning department or other applicable oversight agency.

7.5 Deviations

This Phase I ESA substantially complies with the scope of services and ASTM 1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), as amended, except for exceptions and/or limiting conditions as discussed in Section 1.4.

8.0 REFERENCES

Reports, Plans, and Other Documents Reviewed:

American Society for Testing and Materials, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM Designation: E 1527-2013

ERIS, Historical Aerial Photographs, SWC Shepherd & Maple., Fresno, California

ERIS, Radius Database Report, SWC Shepherd & Maple., Fresno, California

State of California Department of Conservation Geologic Energy Management web page, https://maps.conservation.ca.gov/oilgas/

State of California Department of Water Resources Division of Planning and Local Assistance, Groundwater Level Data Retrieval Map Interface web page, http://well.water.ca.gov/map/map.html

United States Department of Agriculture, Soil Conservation Service Soil Survey Fresno County, California, 1986

US Environmental Protection Agency, Map of Radon Zones web page, http://www.epa.gov/iaq/radon/zonemap.html

US Environmental Protection Agency, Office of Water web page, http://www.epa.gov/ogwdw000/swp/ssa/ssahome.html

U.S. Geological Survey, Clovis, California Topographic Quadrangle, 1964, revised 1981

Agencies Contacted:

City of Fresno and Fresno County Planning and Development Departments

City of Fresno Fire Department

Fresno County Environmental Health Department

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we have met the definition of *Environmental professional* as defined in §312.10 of 40 CFR 312" and have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Paul Humphrey, REPA 827718
Registered Environmental Property Assessor

David S. See, PE 44940
Professional Engineer



10.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

10.1 Definition of an Environmental Professional

An Environmental Professional means: *(1)* a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). *(2)* Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience. *(3)* An environmental professional should remain current in his or her field through participation in continuing education or other activities. *(4)* The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b). *(5)* A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

10.2 Relevant Experience

Relevant experience, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the subject property.

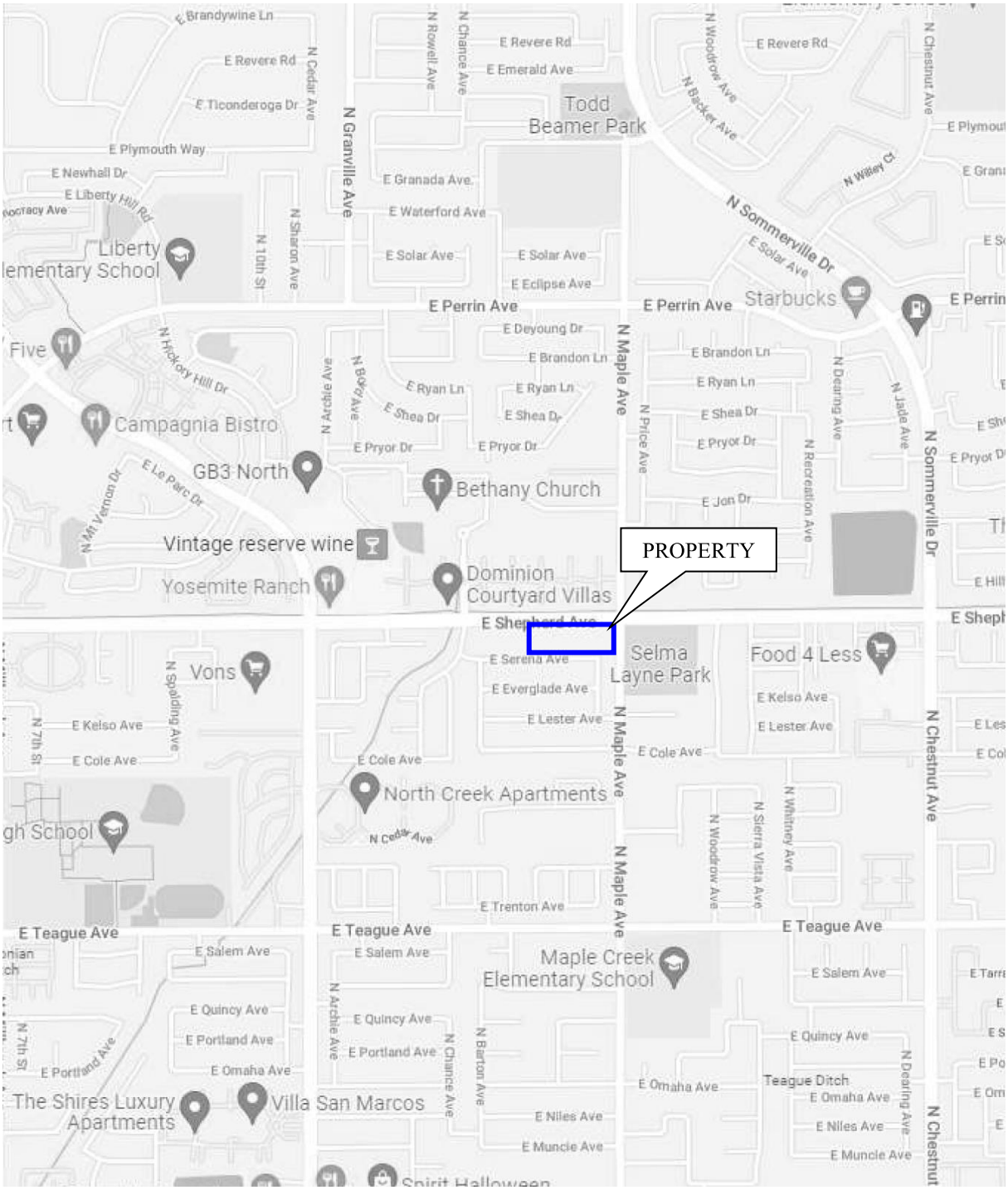
Resumes for the Environmental Professionals involved in this project are included in Appendix G.

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FIGURES

SITE LOCATION MAP
SITE PLAN
SITE TOPOGRAPHIC MAP

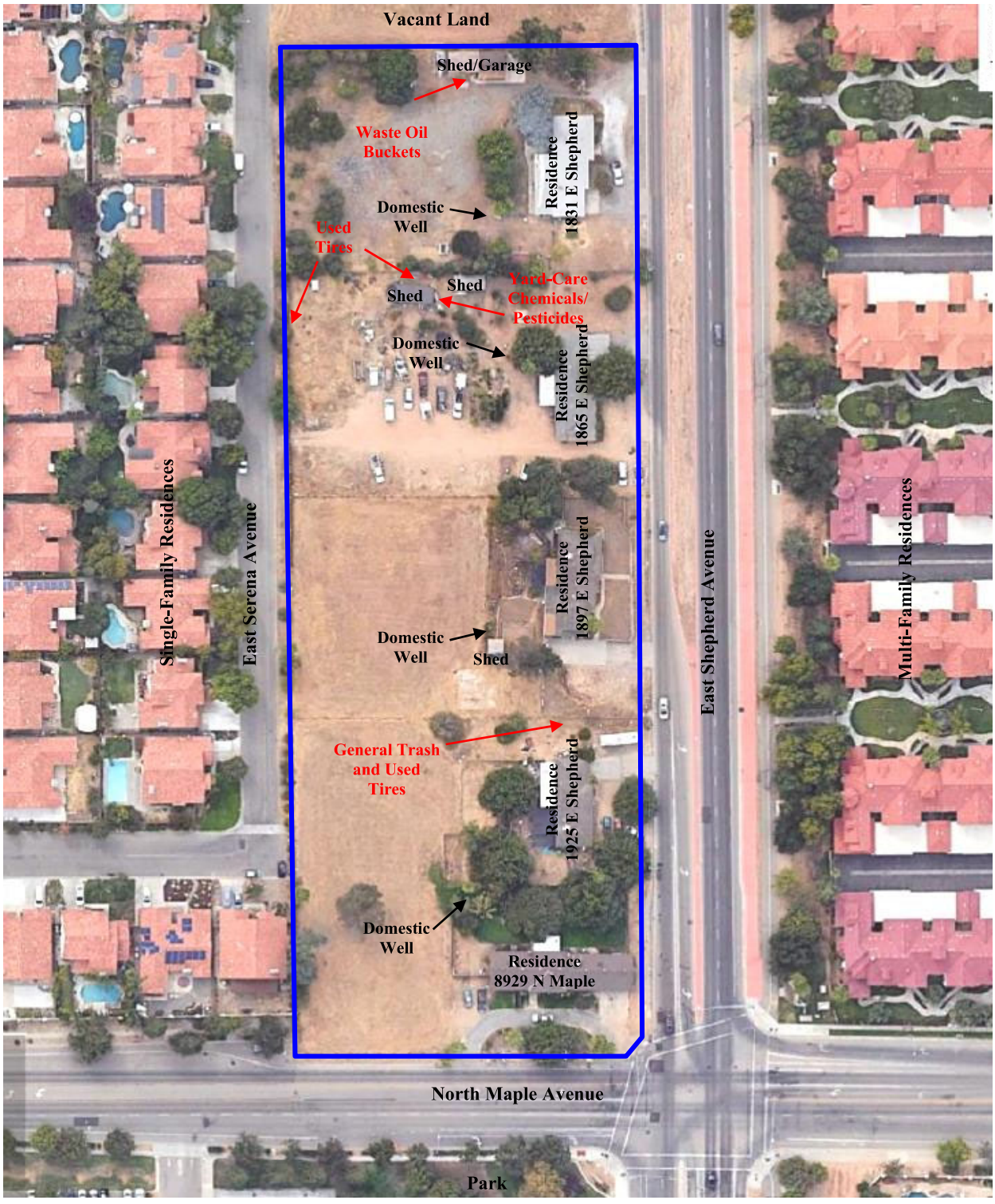
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SITE VICINITY MAP

SEE'S CONSULTING & TESTING
4644 E. CARMEN AVENUE
FRESNO, CA 93703
(559) 452-0100

Site Name:	Shepherd Avenue Apartments
Site Address:	SWC Shepherd Ave. & Maple Ave. Fresno, California
Project Number:	021132P



SITE PLAN

Estimated Property Boundary

NORTH

Not to scale

PAUL HUMPHREY, EP
7402 E. CLINTON AVENUE
FRESNO, CA 93737
(559) 977-9813

Site Name:	Shepherd Avenue Apartments
Site Address:	SWC Shepherd Ave & Maple Ave
	Fresno, California
Project Number:	021132P



SEE'S CONSULTING & TESTING
4644 E. CARMEN AVENUE
FRESNO, CA 93703
(559) 452-0100

TOPOGRAPHIC MAP

Source: U.S.G.S. 7.5 Minute Topographic Map
Clovis, California, 1964, revised 1981

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APPENDIX A

SITE PHOTOGRAPHS

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1. Residence on 1831 E. Shepherd parcel.



2. Waste oil in two buckets next to garage/shed of 1831 E. Shepherd parcel.



3. One of four on-site domestic wells.



4. Residence on 1865 E. Shepherd parcel.



5. Used tires along west fence of 1865 E. Shepherd parcel.



6. Minor yard-care chemicals and pesticides stored outside shed on 1865 E. Shepherd parcel.



7. Minor yard-care chemicals stored in shed on 1865 E. Shepherd parcel.



8. Residence on 1897 E. Shepherd parcel.



9. Vacant or pasture area of 1897 E. Shepherd with south adjoining residences in background.



10. Residence on 1925 E. Shepherd parcel.



11. General trash and used tire at west side of residence on 1925 E. Shepherd.



12. Residence on 8929 N. Maple parcel.



13. View of vacant or pasture areas on southeast and south central portion of the Property.



14. View across Shepherd Avenue of north adjoining multi-family residences.



15. View across Maple Avenue of the east adjoining park.



16. West adjoining vacant land.

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APPENDIX B

HISTORICAL RESEARCH DOCUMENTATION

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EXHIBIT B-1

AERIAL PHOTOGRAPHS

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ERIS

HISTORICAL AERIALS

Project Property: Shepherd Ave Apartments
SWC Shepherd & Maple
Fresno CA 93720

Project No: 021132P

Requested By: Paul Humphrey, REPA

Order No: 21082900011

Date Completed: August 31,2021

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Scale	Comments
2020	National Agriculture Information Program	1" = 500'	
2018	National Agriculture Information Program	1" = 500'	
2016	National Agriculture Information Program	1" = 500'	
2014	National Agriculture Information Program	1" = 500'	
2012	National Agriculture Information Program	1" = 500'	
2010	National Agriculture Information Program	1" = 500'	
2009	National Agriculture Information Program	1" = 500'	
2005	National Agriculture Information Program	1" = 500'	
2004	National Agriculture Information Program	1" = 500'	
1998	US Geological Survey	1" = 500'	
1987	National Aerial Photography Program	1" = 500'	Best Copy Available
1984	National High Altitude Photography	1" = 500'	Best Copy Available
1978	US Geological Survey	1" = 500'	
1972	US Geological Survey	1" = 500'	
1962	US Geological Survey	1" = 500'	
1957	Agriculture and Soil Conservation Service	1" = 500'	
1954	Army Mapping Service	1" = 500'	Best Copy Available
1937	Private Company	1" = 500'	



Year: 2020
Source: NAIP
Scale: 1" = 500'
Comment:

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS



Year: 2018
Source: NAIP
Scale: 1" = 500'
Comment:

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS



Year: 2016
Source: NAIP
Scale: 1" = 500'
Comment:

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS



Year: 2014
Source: NAIP
Scale: 1" = 500'
Comment:

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS



Year: 2012
Source: NAIP
Scale: 1" = 500'
Comment:

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS



Year: 2010
Source: NAIP
Scale: 1" = 500'
Comment:

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS



Year: 2009
Source: NAIP
Scale: 1" = 500'
Comment:

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS



Year: 2005
Source: NAIP
Scale: 1" = 500'
Comment:

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS



Year: 2004
Source: NAIP
Scale: 1" = 500'
Comment:

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS



Year: 1998
Source: USGS
Scale: 1" = 500'
Comment:

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS



Year: 1987
Source: NAPP
Scale: 1" = 500'
Comment: Best Copy Available

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS



Year: 1984
Source: NHAP
Scale: 1" = 500'
Comment: Best Copy Available

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS



Year: 1978
Source: USGS
Scale: 1" = 500'
Comment:

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS



Year: 1972
Source: USGS
Scale: 1" = 500'
Comment:

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS



Year: 1962
Source: USGS
Scale: 1" = 500'
Comment:

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS

one inch



Year: 1957
Source: ASCS
Scale: 1" = 500'
Comment:

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS



Year: 1954
Source: AMS
Scale: 1" = 500'
Comment: Best Copy Available

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS



Year: 1937
Source: FAIRCHILD
Scale: 1" = 500'
Comment:

Address: SWC Shepherd & Maple, Fresno, CA
Approx Center: -119.74926603,36.86607884

Order No: 21082900011

ERIS

APPENDIX C

REGULATORY RECORDS DOCUMENTATION

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EXHIBIT C-1

MAPPED DATABASE REPORT

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DATABASE REPORT

Project Property:	*Shepherd Ave Apartments* *SWC Shepherd & Maple* *Fresno CA 93720*
Project No:	*021132P*
Report Type:	*Database Report*
Order No:	*21082900011*
Requested by:	*Paul Humphrey, REPA*
Date Completed:	*August 31, 2021*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property:		*Shepherd Ave Apartments* *SWC Shepherd & Maple Fresno CA 93720*
Project No:		*021132P*
Coordinates:		
	Latitude:	*36.86607884*
	Longitude:	*-119.74926603*
	UTM Northing:	*4,083,545.34*
	UTM Easting:	*254,926.20*
	UTM Zone:	*11S*
Elevation:		*368 FT*

Order Information:

Order No:	*21082900011*
Date Requested:	*August 29, 2021*
Requested by:	*Paul Humphrey, REPA*
Report Type:	*Database Report*

Historicals/Products:

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	**3**	-	**3**
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	**1**	0	**1**	-	-	**2**
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	0	0	0	0
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
SWRCB SWF	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
C&D DEBRIS RECY	Y	0.5	0	0	0	0	-	0
RECYCLING	Y	0.5	0	0	**1**	**2**	-	**3**
PROCESSORS	Y	0.5	0	0	0	0	-	0
CONTAINER RECY	Y	0.5	0	0	**1**	0	-	**1**
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	0	**1**	-	-	**1**
UST SWEEPS	Y	0.25	0	**1**	**1**	-	-	**2**
AST	Y	0.25	0	0	0	-	-	0
AST SWRCB	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	0	0	-	-	0
CERS TANK	Y	0.25	0	0	0	-	-	0
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	0	**1**	-	-	**1**
LUR	Y	0.5	0	0	0	0	-	0
CALSITES	Y	0.5	0	0	0	0	-	0
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
VCP	Y	0.5	0	0	0	0	-	0
CLEANUP SITES	Y	0.5	0	0	0	**1**	-	**1**
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
County								
CUPA FRESNO	Y	0.25	0	**2**	**3**	-	-	**5**
Additional Environmental Records								
Federal								
PFAS NPL	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	**1**	-	-	-	-	**1**
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
URANIUM	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	0	0	-	0
State								
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	0	-	-	-	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HW TRANSPORT	Y	0.125	0	0	-	-	-	0
WASTE TIRE	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	**1**	-	-	-	**1**
DELISTED HAZ	Y	0.5	0	0	0	0	-	0
GEOTRACKER	Y	0.125	0	0	-	-	-	0
MINE	Y	1	0	0	0	0	0	0
LIEN	Y	PO	0	-	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	**1**	0	-	-	**1**
CDL	Y	0.125	0	0	-	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
County	***No County additional environmental databases were selected to be included in the search.***							
Total:			***2***	***5***	***9***	***6***	*0*	***22***

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	RCRA NON GEN	JOANNA SMITH	1831 SHEPHERD AVE FRESNO CA 93720 ***EPA Handler ID:*** *CAC002973393*	WNW	0.00 / 0.00	3	21
1	FINDS/FRS	JOANNA SMITH	1831 SHEPHERD AVE FRESNO CA 93720 ***Registry ID:*** *110070464043*	WNW	0.00 / 0.00	3	22

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	CUPA FRESNO	FORMER WICKES INDUSTRIAL FACILITY	E SHEPHERD & MAPLE AVE NE CORNER FRESNO CA 93720	ENE	0.01 / 60.51	0	22
3	CUPA FRESNO	CITY OF FRESNO WELL 132	1749 E SERENA AVE FRESNO CA 93720	W	0.08 / 430.64	5	23
3	CERS HAZ	CITY OF FRESNO WELL 132	1749 E SERENA AVE FRESNO CA 93720	W	0.08 / 430.64	5	23
3	EMISSIONS	CITY OF FRESNO - WATER DIVISION	1745 E SERENA AVE FRESNO CA	W	0.08 / 430.64	5	24
4	UST SWEEPS	FORMERLY CHAVEZ GROCERY	9099 N CHANCE FRESNO CA ***C C*** / ***Status:*** I10-000-1293 | INACTIVE ***Tank ID:*** 000001	W	0.10 / 513.22	6	25
5	CUPA FRESNO	PRIVATE RESIDENCE	9143 N MAPLE AVE FRESNO CA 93720	NNE	0.16 / 835.38	4	26
6	RCRA NON GEN	MAPLE SHEPARD, LLC	9111 & 9143 N. MAPLE AVE. FRESNO CA 93720 ***EPA Handler ID:*** CAC002980471	N	0.16 / 847.42	7	26
7	UST SWEEPS	DON R. CHRISTENSEN PRIVATE RESIDENCE	9143 N MAPLE FRESNO CA ***C C*** / ***Status:*** A10-000-49599 | ACTIVE ***Tank ID:*** 000001, 000002	NNE	0.16 / 857.38	4	27
8	HHSS	DON R CHRISTENSEN	9143 N. MAPLE FRESNO CA 93710	NNE	0.17 / 877.55	4	28
8	HIST TANK	DON R. CHRISTENSEN	9143 N. MAPLE FRESNO CA	NNE	0.17 / 877.55	4	28
9	CONTAINER RECY	BETHANY MENNONITE BRETHREN CHURCH OF FRESNO	9161 N MAPLE AVE FRESNO CA 93720	NNE	0.18 / 955.20	5	28
9	RECYCLING	BETHANY MENNONITE BRETHREN CHURCH OF FRESNO	9161 N MAPLE AVE FRESNO CA 93720	NNE	0.18 / 955.20	5	28

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
10	CUPA FRESNO	CITY OF FRESNO WELL 128	2191 E SHEPHERD AVE FRESNO CA 93720	E	0.20 / 1,069.27	2	29
10	CUPA FRESNO	CRICKET COMMUNICATIONS	2191 E SHEPHERD AVE FRESNO CA 93720	E	0.20 / 1,069.27	2	29
11	RCRA TSD	WESTLAKE HARDWARE INC DBA WESTLAKE HARDWARE FRESNO #145	1536 CHAMPLAIN DR FRESNO CA 93720 ***EPA Handler ID:*** CAL000445371	WNW	0.32 / 1,708.40	5	29
12	CLEANUP SITES	BENNET TANK MANUFACTURING	2297 E. SHEPHERD AVE. CLOVIS CA 93611-9154 ***Status / Site Facility Type:*** COMPLETED - CASE CLOSED | CLEANUP PROGRAM SITE	E	0.36 / 1,892.74	3	30
13	RCRA TSD	FRESNO CHINESE GOSPEL CHURCH	2145 E TEAGUE AVE FRESNO CA 93737 ***EPA Handler ID:*** CAC003016769	SE	0.47 / 2,503.79	-6	32
13	RCRA TSD	FRESNO CHINESE GOSPEL CHURCH	2145 E TEAGUE AVE FRESNO CA 93737 ***EPA Handler ID:*** CAC003015694	SE	0.47 / 2,503.79	-6	33
14	RECYCLING	TOMRA PACIFIC INC	8921 N CHESTNUT AVE FRESNO CA 93720	E	0.50 / 2,639.98	3	34
14	RECYCLING	ALLAN CO	8921 N CHESTNUT AVE FRESNO CA 93720	E	0.50 / 2,639.98	3	34

Executive Summary: Summary by Data Source

Standard

Federal

RCRA TSD - RCRA non-CORRACTS TSD Facilities

A search of the RCRA TSD database, dated Jun 14, 2021 has found that there are 3 RCRA TSD site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
WESTLAKE HARDWARE INC DBA WESTLAKE HARDWARE FRESNO #145	1536 CHAMPLAIN DR FRESNO CA 93720 ***EPA Handler ID**: CAL000445371*	WNW	0.32 / 1,708.40	11

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
FRESNO CHINESE GOSPEL CHURCH	2145 E TEAGUE AVE FRESNO CA 93737 ***EPA Handler ID**: CAC003016769*	SE	0.47 / 2,503.79	13
FRESNO CHINESE GOSPEL CHURCH	2145 E TEAGUE AVE FRESNO CA 93737 ***EPA Handler ID**: CAC003015694*	SE	0.47 / 2,503.79	13

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jun 14, 2021 has found that there are 2 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
JOANNA SMITH	1831 SHEPHERD AVE FRESNO CA 93720 ***EPA Handler ID**: CAC002973393*	WNW	0.00 / 0.00	1
MAPLE SHEPARD, LLC	9111 & 9143 N. MAPLE AVE. FRESNO CA 93720 ***EPA Handler ID**: CAC002980471*	N	0.16 / 847.42	6

State

RECYCLING - Recycling Centers

A search of the RECYCLING database, dated Nov 2, 2020 has found that there are 3 RECYCLING site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
BETHANY MENNONITE BRETHREN CHURCH OF FRESNO	9161 N MAPLE AVE FRESNO CA 93720	NNE	0.18 / 955.20	9
TOMRA PACIFIC INC	8921 N CHESTNUT AVE FRESNO CA 93720	E	0.50 / 2,639.98	14
ALLAN CO	8921 N CHESTNUT AVE FRESNO CA 93720	E	0.50 / 2,639.98	14

CONTAINER RECY - Listing of Certified Dropoff, Collection, and Community Service Programs

A search of the CONTAINER RECY database, dated Dec 16, 2020 has found that there are 1 CONTAINER RECY site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
BETHANY MENNONITE BRETHREN CHURCH OF FRESNO	9161 N MAPLE AVE FRESNO CA 93720	NNE	0.18 / 955.20	9

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 1 HHSS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
DON R CHRISTENSEN	9143 N. MAPLE FRESNO CA 93710	NNE	0.17 / 877.55	8

UST SWEEPS - Statewide Environmental Evaluation and Planning System

A search of the UST SWEEPS database, dated Oct 1, 1994 has found that there are 2 UST SWEEPS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FORMERLY CHAVEZ GROCERY	9099 N CHANCE FRESNO CA ***C C*** *|* ***Status****: I10-000-1293 | INACTIVE* ***Tank ID****: 000001*	W	0.10 / 513.22	4
DON R. CHRISTENSEN PRIVATE RESIDENCE	9143 N MAPLE FRESNO CA ***C C*** *|* ***Status****: A10-000-49599 | ACTIVE* ***Tank ID****: 000001, 000002*	NNE	0.16 / 857.38	7

HIST TANK - Historical Hazardous Substance Storage Container Information - Facility Summary

A search of the HIST TANK database, dated May 27, 1988 has found that there are 1 HIST TANK site(s) within approximately 0.25

miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
DON R. CHRISTENSEN	9143 N. MAPLE FRESNO CA	NNE	0.17 / 877.55	8

CLEANUP SITES - GeoTracker Cleanup Program Sites

A search of the CLEANUP SITES database, dated Jun 22, 2021 has found that there are 1 CLEANUP SITES site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
BENNET TANK MANUFACTURING	2297 E. SHEPHERD AVE. CLOVIS CA 93611-9154	E	0.36 / 1,892.74	12
	Status *|* ***Site Facility Type****: COMPLETED - CASE CLOSED	CLEANUP PROGRAM SITE*		

County

CUPA FRESNO - Fresno County - CUPA/Solid Waste Programs Resource List

A search of the CUPA FRESNO database, dated Apr 9, 2021 has found that there are 5 CUPA FRESNO site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITY OF FRESNO WELL 132	1749 E SERENA AVE FRESNO CA 93720	W	0.08 / 430.64	3
PRIVATE RESIDENCE	9143 N MAPLE AVE FRESNO CA 93720	NNE	0.16 / 835.38	5
CITY OF FRESNO WELL 128	2191 E SHEPHERD AVE FRESNO CA 93720	E	0.20 / 1,069.27	10
CRICKET COMMUNICATIONS	2191 E SHEPHERD AVE FRESNO CA 93720	E	0.20 / 1,069.27	10

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
FORMER WICKES INDUSTRIAL FACILITY	E SHEPHERD & MAPLE AVE NE CORNER FRESNO CA 93720	ENE	0.01 / 60.51	2

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Nov 2, 2020 has found that there are 1 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
JOANNA SMITH	1831 SHEPHERD AVE FRESNO CA 93720 ***Registry ID**: 110070464043*	WNW	0.00 / 0.00	1

State

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

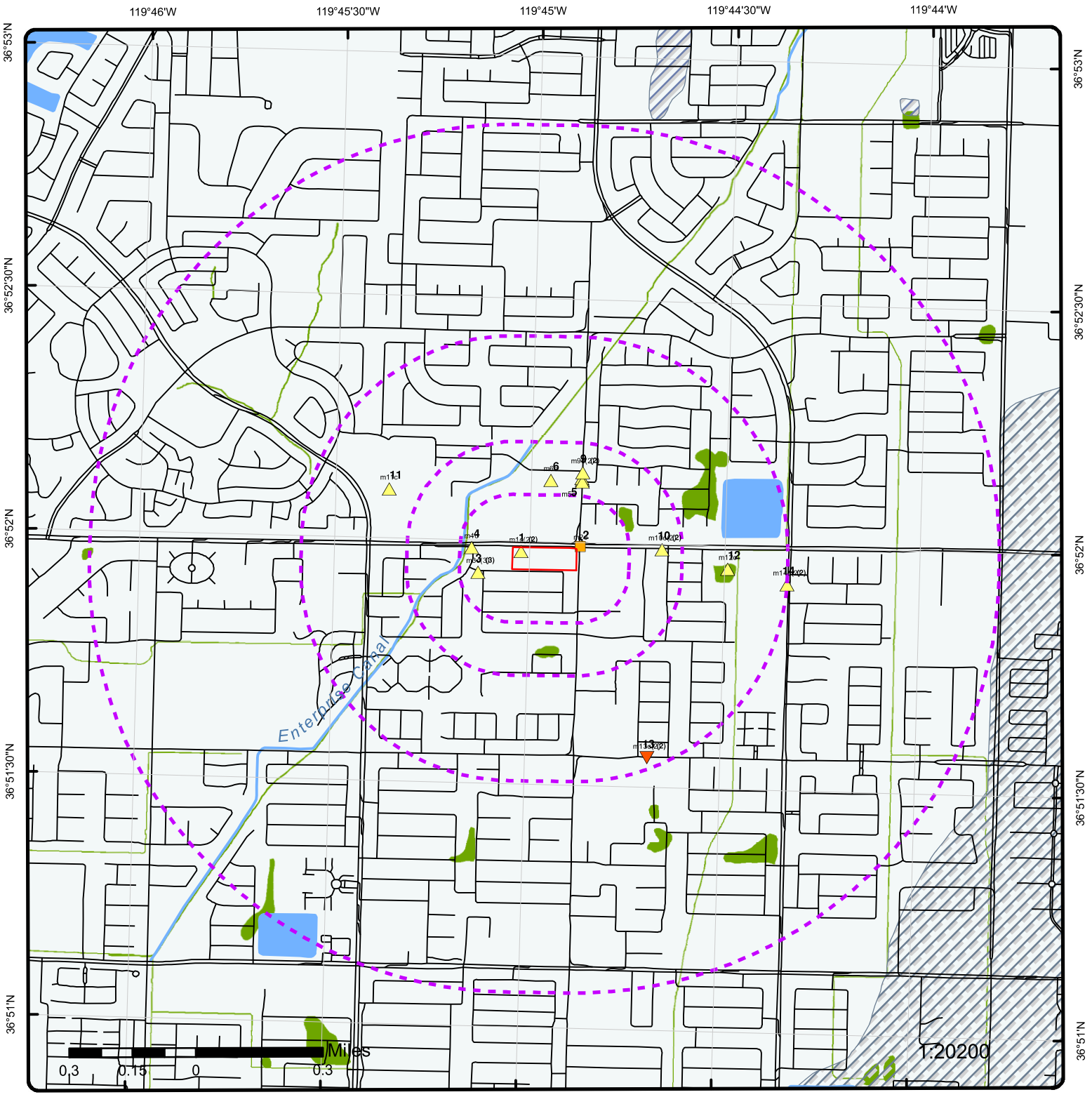
A search of the CERS HAZ database, dated Feb 9, 2021 has found that there are 1 CERS HAZ site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITY OF FRESNO WELL 132	1749 E SERENA AVE FRESNO CA 93720	W	0.08 / 430.64	3

EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2019 has found that there are 1 EMISSIONS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITY OF FRESNO - WATER DIVISION	1745 E SERENA AVE FRESNO CA	W	0.08 / 430.64	3



Map: 1.0 Mile Radius

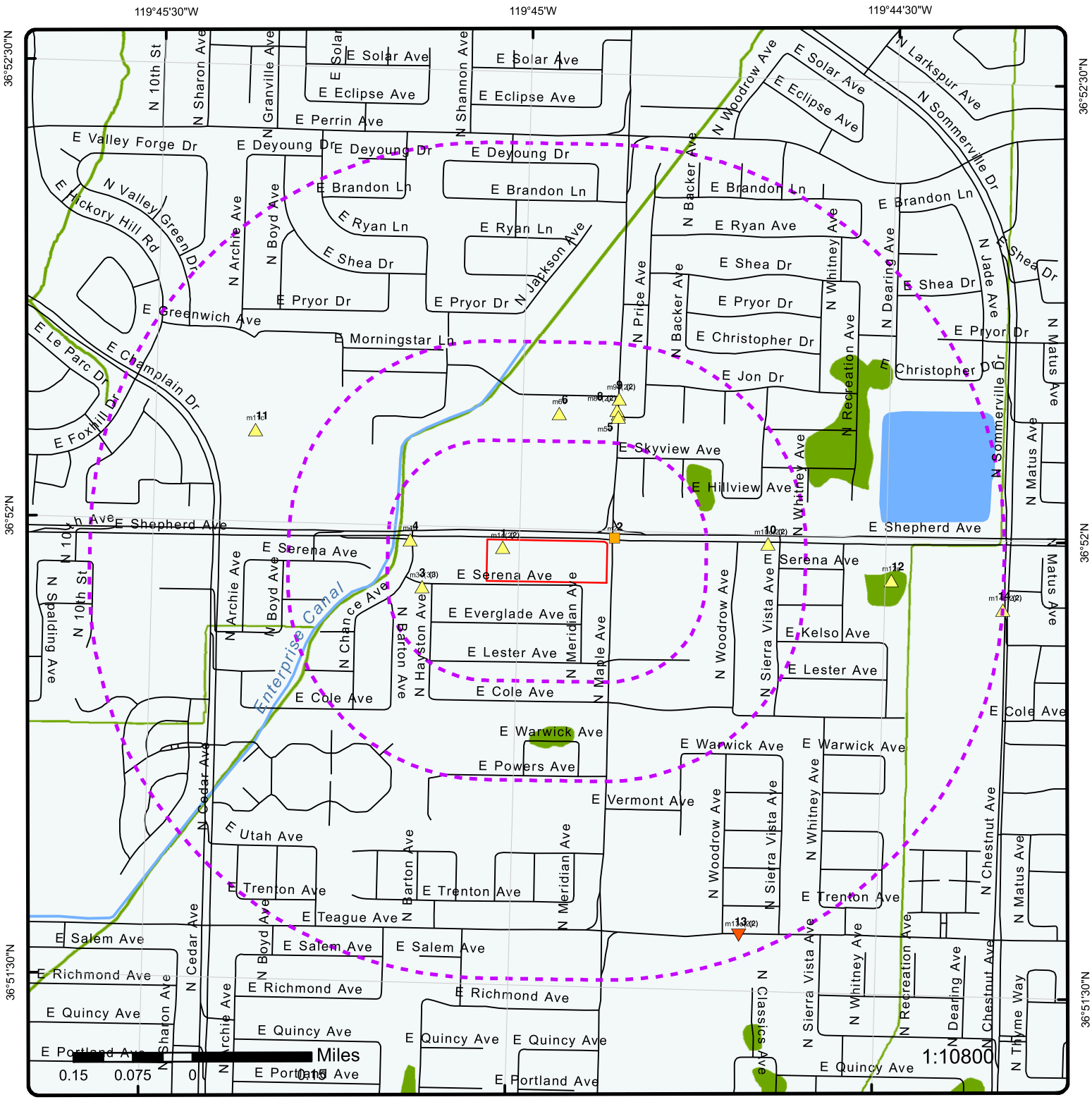
Order Number: 21082900011

Address: SWC Shepherd & Maple, Fresno, CA

- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- Historic Fill
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)
- Plume

Source: © 2016 ESRI

© ERIS Information Inc.



Map: 0.5 Mile Radius

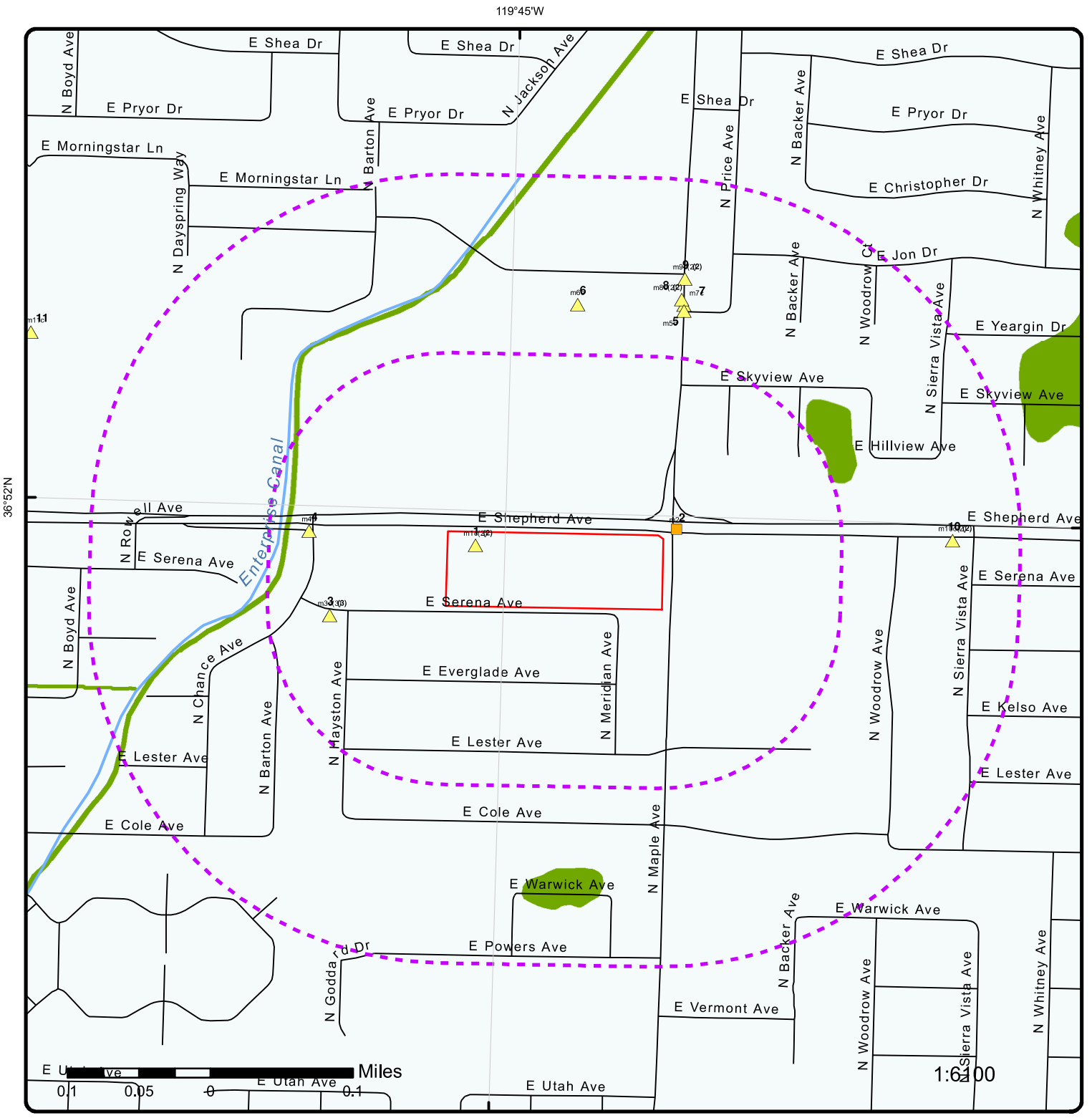
Order Number: 21082900011

Address: SWC Shepherd & Maple, Fresno, CA

- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- Historic Fill
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)
- Plume

Source: © 2016 ESRI

© ERIS Information Inc.



Map: 0.25 Mile Radius

Order Number: 21082900011

Address: SWC Shepherd & Maple, Fresno, CA

ERIS

- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- Historic Fill
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)
- Plume

Source: © 2016 ESRI

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Aerial Year: 2020

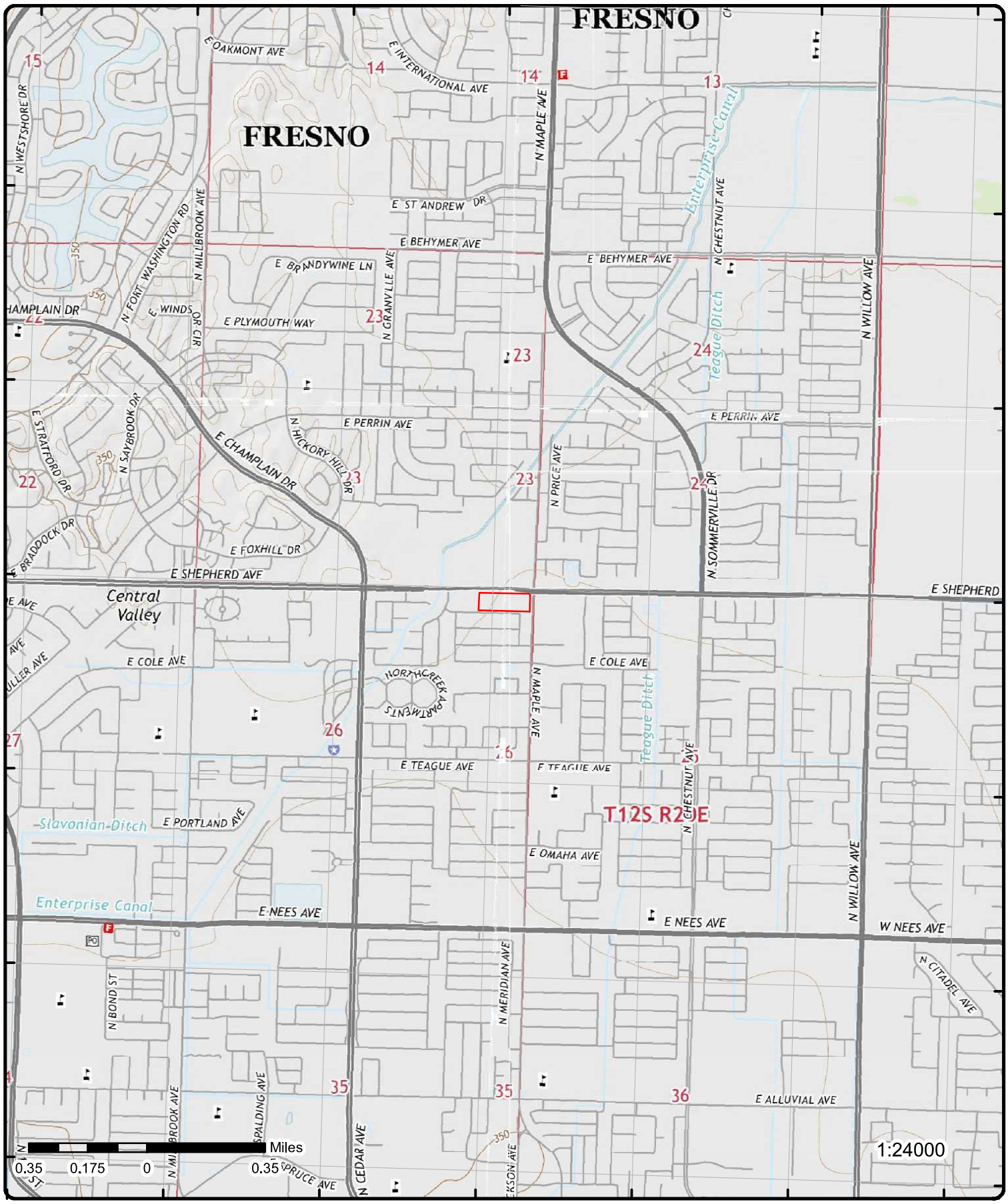
Address: SWC Shepherd & Maple, Fresno, CA

Source: ESRI World Imagery

Order Number: 21082900011

ERIS

© ERIS Information Inc.



Topographic Map

Year: 2015

Order Number: 21082900011

Address: SWC Shepherd & Maple, CA

Quadrangle(s): Lanes Bridge, CA; Clovis, CA; Friant, CA; Fresno North, CA

Source: USGS Topographic Map

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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 2	WNW	0.00 / 0.00	371.65 / 3	JOANNA SMITH 1831 SHEPHERD AVE FRESNO CA 93720	RCRA NON GEN

EPA Handler ID: CAC002973393
Gen Status Universe: No Report
Contact Name: GREG PAUL
Contact Address: 4263 NORTH SELLAND AVE , , FRESNO , CA, 93722 ,
Contact Phone No and Ext: 559-978-1053
Contact Email: MARYANNM@CVECORP.COM
Contact Country:
County Name: FRESNO
EPA Region: 09
Land Type:
Receive Date: 20180731
Location Latitude: 36.866484
Location Longitude: -119.750317

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20180731
Handler Name: JOANNA SMITH
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Street No:
Street 1: 4263 NORTH SELLAND AVE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Name:	GREG PAUL	**Street 2:**	
Date Became Current:		**City:**	FRESNO
Date Ended Current:		**State:**	CA
Phone:	559-978-1053	**Country:**	
Source Type:	Implementer	**Zip Code:**	93722
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	1831 SHEPHERD AVE
Name:	JOANNA SMITH	**Street 2:**	
Date Became Current:		**City:**	FRESNO
Date Ended Current:		**State:**	CA
Phone:	559-222-1022	**Country:**	
Source Type:	Implementer	**Zip Code:**	93720

1 | 2 of 2 | WNW | 0.00 / 0.00 | 371.65 / 3 | JOANNA SMITH
1831 SHEPHERD AVE
FRESNO CA 93720 | FINDS/FRS

Registry ID:	110070464043
FIPS Code:	06019
HUC Code:	
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	02-JAN-19
Update Date:	
Interest Types:	OTHER HAZARDOUS WASTE ACTIVITIES
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	
Census Block Code:	
EPA Region Code:	09
County Name:	FRESNO
US/Mexico Border Ind:	
Latitude:	
Longitude:	
Reference Point:	
Coord Collection Method:	
Accuracy Value:	
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070464043
Program Acronyms:	

RCRAINFO:CAC002973393

2 | 1 of 1 | ENE | 0.01 / 60.51 | 367.98 / 0 | FORMER WICKES INDUSTRIAL FACILITY
E SHEPHERD & MAPLE AVE NE CORNER
FRESNO CA 93720 | CUPA FRESNO

Facility ID:	FA0275872	**Zip:**	93720
CERS ID:		**GIS Longitude:**	
SWIS No:		**GIS Latitude:**	
APN:		**Cross Street:**	MAPLE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Detail(s)

Program Element: FORMER CONTAMINATED SITE/NO FURTHER ACTION
Program Identifier:

3	*1 of 3*	*W*	*0.08 / 430.64*	*373.07 / 5*	***CITY OF FRESNO WELL 132*** ***1749 E SERENA AVE*** ***FRESNO CA 93720***	***CUPA FRESNO***

Facility ID: FA0284333
CERS ID: 10693285
SWIS No:
APN: 40303012T
Zip: 93720
GIS Longitude: -119.752126734
GIS Latitude: 36.865391238
Cross Street: HAYSTON

Detail(s)

Program Element: HAZARDOUS MATERIALS HANDLER - WELL SITE
Program Identifier:

3	*2 of 3*	*W*	*0.08 / 430.64*	*373.07 / 5*	***CITY OF FRESNO WELL 132*** ***1749 E SERENA AVE*** ***FRESNO CA 93720***	***CERS HAZ***

Site ID: 418211
Latitude: 36.865549
Longitude: -119.752123
County:

Regulated Programs

EI ID: 10693285
EI Description: Chemical Storage Facilities

Affiliations

Affil Type Desc: Operator
Entity Name: CITY OF FRESNO / DPU / WATER DIVISION
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (559) 621-5300

Affil Type Desc: Document Preparer
Entity Name: ROBERT LITTLE
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 1910 E. UNIVERSITY AVE.
City: FRESNO
State: CA
Country:
Zip Code: 93703
Phone:

Affil Type Desc:	CUPA District
Entity Name:	Fresno County Community Health Department
Entity Title:	
Address:	1221 Fulton St., 3rd FloorP.O. Box 11867
City:	Fresno
State:	CA
Country:	
Zip Code:	93775
Phone:	(559) 600-3271

Affil Type Desc:	Identification Signer
Entity Name:	ROBERT LITTLE
Entity Title:	WATER SYSTEMS SUPERVISOR
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Parent Corporation
Entity Name:	City of Fresno Well Site Organization
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Legal Owner
Entity Name:	CITY OF FRESNO, WATER DIVISION
Entity Title:	
Address:	1910 E. UNIVERSITY AVE.
City:	FRESNO
State:	CA
Country:	United States
Zip Code:	93703
Phone:	(559) 621-5300

Affil Type Desc:	Environmental Contact
Entity Name:	ROBERT LITTLE
Entity Title:	
Address:	1910 E. UNIVERSITY AVE.
City:	FRESNO
State:	CA
Country:	
Zip Code:	93703
Phone:	

Coordinates

Env Int Type Code:	HMBP	**Longitude:**	-119.752120
Program ID:	10693285	**Coord Name:**	
Latitude:	36.865391	**Ref Point Type Desc:**	Entrance point of a facility or station

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	3 of 3	W	0.08 / 430.64	373.07 / 5	CITY OF FRESNO - WATER DIVISION 1745 E SERENA AVE FRESNO CA	EMISSIONS

2018 Criteria Data

Facility ID:	7856	**CERR Code:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Facility SIC Code:	9199	**TOGT:**	0
CO:	10	**ROGT:**	0
Air Basin:	SJV	**COT:**	0
District:	SJU	**NOXT:**	0
COID:	FRE	**SOXT:**	0
DISN:	SAN JOAQUIN VALLEY APCD	**PMT:**	0
CHAPIS:		**PM10T:**	0

2018 Toxic Data

Facility ID:	7856	**COID:**	FRE
Facility SIC Code:	9199	**DISN:**	SAN JOAQUIN VALLEY APCD
CO:	10	**CHAPIS:**	
Air Basin:	SJV	**CERR Code:**	
District:	SJU		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2019 Criteria Data

CO:	10	**CHAPIS:**	
Air Basin:	SJV	**CERR Code:**	
Facility ID:	7856	**ROGT:**	0
District:	SJU	**COT:**	0
Facility SIC Code:	9199	**NOXT:**	0
CO ID:	FRE	**SOXT:**	0
DISN:	SAN JOAQUIN VALLEY APCD		
PM10T:	0		
TOGT:	0		
PMT:	0		

2019 Toxic Data

CO:	10	**CHAPIS:**	
Air Basin:	SJV	**CERR Code:**	
Faccility ID:	7856	**TS:**	
District:	SJU	**Health Risk Asmt:**	
Facility SIC Code:	9199	**NonCncrChrnicHazInd :**	
COID:	FRE	**NonCncrActeHazInd:**	
DISN:	SAN JOAQUIN VALLEY APCD		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	1 of 1	W	0.10 / 513.22	374.04 / 6	FORMERLY CHAVEZ GROCERY 9099 N CHANCE FRESNO CA	UST SWEEPS

C C:	I10-000-1293	**D Filename:**	NSITE7
BOE:		**Page No:**	347
Comp:	1293	**County:**	FRESNO
Status:	INACTIVE	**State :**	CA
No of Tanks:	1	**Zip:**	93706
Jurisdict:	FRESNO COUNTY	**Latitude:**	0
Agency:	ENVIRONMENTAL HEALTH	**Longitude:**	0
Phone:		**Georesult:**	N

Tank Details

Tank ID:	000001	**S Contain:**	NONE
O Tank ID:		**Stg:**	
SWRCB No:	10-000-001293-000001	**Storage :**	PRODUCT
Removed:	01-01-70	**Storag Type:**	PRODUCT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Installed:	01-01-68	**P Contain:**	BARE STEEL
A Date:		**Content:**	REG UNLEADED
Capac:	400	**ONA:**	
Tank Use:	M.V. FUEL	**D File Name:**	NTANK7

5	1 of 1	NNE	0.16 / 835.38	372.46 / 4	**PRIVATE RESIDENCE** **9143 N MAPLE AVE** **FRESNO CA 93720**	**CUPA FRESNO**

Facility ID:	FA0268363	**Zip:**	93720
CERS ID:		**GIS Longitude:**	-119.749081988
SWIS No:		**GIS Latitude:**	36.8687861562
APN:	56703013	**Cross Street:**	YEARGIN

Detail(s)

Program Element:	HAZ MAT DISCLOSURE/CLOSED SITE
Program Identifier:	
Program Element:	CLOSED UST FACILITY/NO CLOSURE REPORT
Program Identifier:	

6	1 of 1	N	0.16 / 847.42	375.43 / 7	**MAPLE SHEPARD, LLC** **9111 & 9143 N. MAPLE AVE.** **FRESNO CA 93720**	**RCRA NON GEN**

EPA Handler ID:	CAC002980471
Gen Status Universe:	No Report
Contact Name:	RANISA WELLS
Contact Address:	759 W. ALLUVIAL AVE. ST. 102 , , FRESNO , CA, 93720 ,
Contact Phone No and Ext:	559-476-1655
Contact Email:	RWELLS@GENDERDEVELOPMENT.COM
Contact Country:	
County Name:	FRESNO
EPA Region:	09
Land Type:	
Receive Date:	20180914
Location Latitude:	36.868775
Location Longitude:	-119.747756

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20180914
Handler Name:	MAPLE SHEPARD, LLC
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	759 W. ALLUVIAL AVE. ST. 102
Name:	MAPLE SHEPARD, LLC	***Street 2:***	
Date Became Current:		***City:***	FRESNO
Date Ended Current:		***State:***	CA
Phone:	559-476-1655	***Country:***	
Source Type:	Implementer	***Zip Code:***	93720

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	759 W. ALLUVIAL AVE. ST. 102
Name:	RANISA WELLS	***Street 2:***	
Date Became Current:		***City:***	FRESNO
Date Ended Current:		***State:***	CA
Phone:	559-476-1655	***Country:***	
Source Type:	Implementer	***Zip Code:***	93720

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	1 of 1	NNE	0.16 / 857.38	372.74 / 4	DON R. CHRISTENSEN PRIVATE RESIDENCE 9143 N MAPLE FRESNO CA	UST SWEEPS

C C:	A10-000-49599	***D Filename:***	SITE09A
BOE:		***Page No:***	211
Comp:	49599	***County:***	FRESNO
Status:	ACTIVE	***State :***	CA
No of Tanks:	2	***Zip:***	93710
Jurisdict:	FRESNO COUNTY	***Latitude:***	36.869446
Agency:	ENVIRONMENTAL HEALTH	***Longitude:***	-119.747759
Phone:		***Georesult:***	S5HPN-SC-A

Tank Details

Tank ID:	000001	***S Contain:***	
O Tank ID:	1	***Stg:***	P
SWRCB No:	10-000-049599-000001	***Storage :***	
Removed:		***Storag Type:***	PRODUCT
Installed:		***P Contain:***	
A Date:	02-04-92	***Content:***	REG UNLEADED
Capac:	2000	***ONA:***	
Tank Use:	M.V. FUEL	***D File Name:***	TANK9A

Tank Details

Tank ID:	000002	***S Contain:***	
O Tank ID:	2	***Stg:***	P
SWRCB No:	10-000-049599-000002	***Storage :***	
Removed:		***Storag Type:***	PRODUCT
Installed:		***P Contain:***	
A Date:	02-04-92	***Content:***	DIESEL
Capac:	2000	***ONA:***	
Tank Use:	M.V. FUEL	***D File Name:***	TANK9A

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	1 of 2	NNE	0.17 / 877.55	372.74 / 4	DON R CHRISTENSEN 9143 N. MAPLE FRESNO CA 93710	HHSS

County: Fresno
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00023da9.pdf

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	2 of 2	NNE	0.17 / 877.55	372.74 / 4	DON R. CHRISTENSEN 9143 N. MAPLE FRESNO CA	HIST TANK

Owner Name: DON R. CHRISTENSEN
Owner Street: 9143 N. MAPLE
Owner City: FRESNO
Owner State: CA
Owner Zip: 93710
No of Containers: 2
County: FRESNO
Facility State: CA
Facility Zip: 93710

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	1 of 2	NNE	0.18 / 955.20	373.76 / 5	BETHANY MENNONITE BRETHREN CHURCH OF FRESNO 9161 N MAPLE AVE FRESNO CA 93720	CONTAINER RECY

Certification ID: SP213517.001
Certification Status:
Registration ID: 213517
Application ID:
Operation Begin Date: 08/27/2014
Operation End Date:
Org or Agency: 213517
Agency: N/A
Grand Fathered: N/A
Phone No: (559) 434-2500
County: FRESNO
Rural:
Monday Hours: N/A
Tuesday Hours: N/A
Wednesday Hours: N/A
Thursday Hours: N/A
Friday Hours: N/A
Saturday Hours: N/A
Sunday Hours: N/A
Aluminium: YES
Glass: YES
Plastic: YES
Bimetal: NO
Organization: BETHANY MENNONITE BRETHREN CHURCH OF FRESNO
Mailing Address: 9161 N MAPLE AVE
Mailing City: Fresno
Mailing State: CA
Mailing Zip: 93720
Website:
Email: office@bethanychurchfresno.com

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	2 of 2	NNE	0.18 / 955.20	373.76 / 5	BETHANY MENNONITE BRETHREN CHURCH OF FRESNO 9161 N MAPLE AVE FRESNO CA 93720	RECYCLING

Cert ID: SP213517.001
Operation: 08/27/14
Rural:
Organization: BETHANY MENNONITE BRETHREN CHURCH OF FRESNO
Aluminium: Yes
Glass: Yes
Plastic: Yes
Bimetal: No
Agency: N/A
Grand Fath: N/A
Cert Status:
Operatione:
Monday Hou: N/A
Tuesday Ho: N/A
Wednesday: N/A
Thursday H: N/A
Friday Hou: N/A
Saturday H: N/A
Sunday Hou: N/A
Mailing Ad: 9161 N MAPLE AVE
Mailing Ci: FRESNO
Mailing St: CA
Mailing Zi: 93720
Phone No: (559) 434-2500
Website:
Email: office@bethanychurchfresno.com
Hours of Ope:
County: FRESNO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
10	1 of 2	E	0.20 / 1,069.27	369.87 / 2	CITY OF FRESNO WELL 128 2191 E SHEPHERD AVE FRESNO CA 93720	CUPA FRESNO

Facility ID: FA0283410
CERS ID: 10693255
SWIS No:
APN: 40359109T
Zip: 93720
GIS Longitude: -119.744251553
GIS Latitude: 36.8662477452
Cross Street: SIERRA VISTA

Detail(s)

Program Element: HAZARDOUS MATERIALS HANDLER - WELL SITE
Program Identifier:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
10	2 of 2	E	0.20 / 1,069.27	369.87 / 2	CRICKET COMMUNICATIONS 2191 E SHEPHERD AVE FRESNO CA 93720	CUPA FRESNO

Facility ID: FA0281143
CERS ID:
SWIS No:
APN: 40359109T
Zip: 93720
GIS Longitude: -119.744251553
GIS Latitude: 36.8662477452
Cross Street:

Detail(s)

Program Element: HAZ MAT DISCLOSURE/CLOSED SITE
Program Identifier:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
11	1 of 1	WNW	0.32 / 1,708.40	373.74 / 5	WESTLAKE HARDWARE INC DBA WESTLAKE HARDWARE FRESNO #145 1536 CHAMPLAIN DR FRESNO CA 93720	RCRA TSD

EPA Handler ID: CAL000445371
Gen Status Universe: No Report
Contact Name: JEREMY VAN OMMEREN
Contact Address: 14000 MARSHALL DR , , LENEXA , KS, 66215 ,
Contact Phone No and Ext: 913-888-8438
Contact Email: JVANOMMEREN@WESTLAKEHARDWARE.COM
Contact Country:
Land Type:
County Name: FRESNO
EPA Region: 09
Receive Date: 20190418
Location Latitude: 36.868896
Location Longitude: -119.755841

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No

Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190418
Handler Name:	WESTLAKE HARDWARE INC DBA WESTLAKE HARDWARE FRESNO #145
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	14000 MARSHALL DR
Name:	WESTLAKE HARDWARE INC	**Street 2:**	
Date Became Current:		**City:**	LENEXA
Date Ended Current:		**State:**	KS
Phone:	913-888-8438	**Country:**	
Source Type:	Implementer	**Zip Code:**	66215

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	14000 MARSHALL DR
Name:	JEREMY VAN OMMEREN	**Street 2:**	
Date Became Current:		**City:**	LENEXA
Date Ended Current:		**State:**	KS
Phone:	913-888-8438	**Country:**	
Source Type:	Implementer	**Zip Code:**	66215

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
12	1 of 1	E	0.36 / 1,892.74	371.00 / 3	**BENNET TANK MANUFACTURING** **2297 E. SHEPHERD AVE.** **CLOVIS CA 93611-9154**	**CLEANUP SITES**

Global ID:	SLT5FT074482	**Latitude:**	36.8657759
Status:	COMPLETED - CASE CLOSED	**Longitude:**	-119.741739
Status Date:	10/16/1989	**County:**	FRESNO
Site Facility Type:	CLEANUP PROGRAM SITE		
Data Source:	Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download		

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	SLT5FT007	**Stop Method:**	
Local Case No:		**CUF Case:**	NO
Begin Date:	10/16/1989	**Case Worker:**	JYH
File Location:			
Lead Agency:	CENTRAL VALLEY RWQCB (REGION 5F)		
Local Agency:			
Potential COC:			
Potential Media of Concern:	Soil		
How Discovered:			
How Discovered Description:			
Stop Description:			
CalWater Watershed Name:	South Valley Floor - Fresno (551.30)		
DWR GW Subbasin Name:	San Joaquin Valley - Kings (5-022.08)		
Disadvantaged Community:			
CalEnviroScreen Score:	26-30%		
Site History:			

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type: ENFORCEMENT
Date: 1991-05-03 00:00:00
Action: Administrative Civil Liabilities Order - #381290-6

Action Type: Other
Date: 1965-01-02 00:00:00
Action: Leak Reported

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Open - Case Begin Date
Status Date: 1989-10-16 00:00:00

Status: Completed - Case Closed
Status Date: 1989-10-16 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: JONG HAN
Phone No:
Organization Name: CENTRAL VALLEY RWQCB (REGION 5F)
Email: jong.han@waterboards.ca.gov
Address: 1685 E. Street
City: Fresno

Cleanup Program Sites from GeoTracker Search - Regulatory Profile (as of May 29, 2021)

Project Status:
Cuf Claim No:
CUF Priority Assign:
CUF Amount Paid:
Composting Method:
File Location:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC, REC_1, REC_2
Designated Beneficl Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply, Water Contact Recreation, Non-Contact Water Recreation
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=SLT5FT074482
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 10/16/1989
Potential COC: PETROLEUM/FUELS/OILS, VOLATILE ORGANIC COMPOUNDS
Potential Media of Concern: SOIL
Groundwater Monitoring Frequen:
DWR GW Sub Basin: San Joaquin Valley - Kings (5-022.08)
CalWater Watershed Name: South Valley Floor - Fresno (551.30)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: CENTRAL VALLEY RWQCB (REGION 5F) (LEAD) - CASE #: SLT5FT007 CASEWORKER: JONG HAN
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=SLT5FT074482&tabname=regulatoryhistory
Site History:

Wdr File No:
Wdr Order No:
Facility Type:
WDR Place Type:

No site history available

Sites from GeoTracker Search - Regulatory Activities (as of May 29, 2021)

Action Type: Enforcement/Orders
Action Date: 5/3/1991

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Received Issue Date: 5/3/1991
Action: Administrative Civil Liabilities Order - #381290-6
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 1/2/1965
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Sites from GeoTracker Search - Cleanup Status History (as of May 29, 2021)

Status: Completed - Case Closed
Date: 10/16/1989

Status: Open - Case Begin Date
Date: 10/16/1989

13	*1 of 2*	*SE*	*0.47 / 2,503.79*	*362.52 / -6*	***FRESNO CHINESE GOSPEL CHURCH*** ***2145 E TEAGUE AVE*** ***FRESNO CA 93737***	***RCRA TSD***

EPA Handler ID: CAC003016769
Gen Status Universe: No Report
Contact Name: JERRY TENG
Contact Address: 2145 E TEAGUE AVE , , FRESNO , CA, 93737 ,
Contact Phone No and Ext: 559-765-9849
Contact Email: ANDREA@CALWESTINC.COM
Contact Country:
Land Type:
County Name: FRESNO
EPA Region: 09
Receive Date: 20190528
Location Latitude: 36.859302
Location Longitude: -119.744637

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190528
Handler Name:	FRESNO CHINESE GOSPEL CHURCH
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	2145 E TEAGUE AVE
Name:	JERRY TENG	***Street 2:***	
Date Became Current:		***City:***	FRESNO
Date Ended Current:		***State:***	CA
Phone:	559-765-9849	***Country:***	
Source Type:	Implementer	***Zip Code:***	93737

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	2145 E TEAGUE AVE
Name:	JERRY TENG	***Street 2:***	
Date Became Current:		***City:***	FRESNO
Date Ended Current:		***State:***	CA
Phone:	559-765-9849	***Country:***	
Source Type:	Implementer	***Zip Code:***	93737

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
13	*2 of 2*	*SE*	*0.47 / 2,503.79*	*362.52 / -6*	***FRESNO CHINESE GOSPEL CHURCH*** ***2145 E TEAGUE AVE*** ***FRESNO CA 93737***	***RCRA TSD***

EPA Handler ID:	CAC003015694
Gen Status Universe:	No Report
Contact Name:	KEVIN DICEGLIE
Contact Address:	1473 N THESTA AVE , , FRESNO , CA, 93703 ,
Contact Phone No and Ext:	559-224-9378
Contact Email:	ANDREA@CALWESTINC.COM
Contact Country:	
Land Type:	
County Name:	FRESNO
EPA Region:	09
Receive Date:	20190520
Location Latitude:	36.859302
Location Longitude:	-119.744637

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190520
Handler Name: FRESNO CHINESE GOSPEL CHURCH
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: JERRY TENG
Date Became Current:
Date Ended Current:
Phone: 559-224-9378
Source Type: Implementer

Street No:
Street 1: 2145 E TEAGUE AVE
Street 2:
City: FRESNO
State: CA
Country:
Zip Code: 93737

Owner/Operator Ind: Current Operator
Type: Other
Name: KEVIN DICEGLIE
Date Became Current:
Date Ended Current:
Phone: 559-224-9378
Source Type: Implementer

Street No:
Street 1: 1473 N THESTA AVE
Street 2:
City: FRESNO
State: CA
Country:
Zip Code: 93703

14	1 of 2	E	0.50 / 2,639.98	371.27 / 3	TOMRA PACIFIC INC 8921 N CHESTNUT AVE FRESNO CA 93720	RECYCLING

Cert ID: RC13421
Operation: 07/16/07
Rural:
Organization:
Aluminium:
Glass:
Plastic:
Bimetal:
Agency:
Grand Fath:
Cert Status: DECERTIFIED
Operatione: 10/14/09
Monday Hou:
Tuesday Ho:

Wednesday:
Thursday H:
Friday Hou:
Saturday H:
Sunday Hou:
Mailing Ad:
Mailing Ci:
Mailing St:
Mailing Zi:
Phone No: (559) 322-2280
Website:
Email:
Hours of Ope:
County: FRESNO

14	2 of 2	E	0.50 / 2,639.98	371.27 / 3	ALLAN CO 8921 N CHESTNUT AVE FRESNO CA 93720	RECYCLING

Cert ID: RC14865
Operation: 08/17/10
Rural: N
Organization: CEDARWOOD YOUNG CO
Aluminium: Yes
Glass: Yes
Plastic: Yes
Bimetal: Yes
Agency: N/A

Wednesday: CLOSED
Thursday H: 8:30 AM - 4:30 PM; CLOSED 1
Friday Hou: 8:30 AM - 4:30 PM; CLOSED
Saturday H: 8:30 AM - 4:30 PM; CLOSED 1
Sunday Hou: CLOSED
Mailing Ad: P O BOX 51333
Mailing Ci: LOS ANGELES
Mailing St: CA
Mailing Zi: 90051

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Grand Fath:	N	**Phone No:**	(559) 264-4804
Cert Status:	OPERATIONAL	**Website:**	
Operatione:		**Email:**	
Monday Hou:	8:30 AM - 4:30 PM; CLOSED	**Hours of Ope:**	
Tuesday Ho:	CLOSED	**County:**	FRESNO

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID

No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

Formerly Utilized Sites Remedial Action Program: DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

National Priority List: NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Jun 25, 2021

National Priority List - Proposed: PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Jun 25, 2021

Deleted NPL: DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Jun 25, 2021

SEMS List 8R Active Site Inventory: SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Mar 23, 2021

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites: SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: May 25, 2021

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jun 14, 2021

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Jun 14, 2021

RCRA Generator List: RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jun 14, 2021

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jun 14, 2021

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jun 14, 2021

RCRA Non-Generators: RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jun 14, 2021

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 23, 2021

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Feb 23, 2021

Land Use Control Information System: LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Jul 26, 2021

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Aug 20, 2021

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan: FRP

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Dec 2, 2020

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Jul 10, 2020

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Apr 28, 2020

LIEN on Property: SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: May 25, 2021

Superfund Decision Documents: SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Jun 28, 2021

State

State Response Sites: RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Jun 14, 2021

EnviroStor Database: ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Jun 14, 2021

Delisted State Response Sites: DELISTED ENVS

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Jun 14, 2021

Solid Waste Information System (SWIS): SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Jul 20, 2021

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels: SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

EnviroStor Hazardous Waste Facilities: HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Jun 14, 2021

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report: SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Construction and Demolition Debris Recyclers: C&D DEBRIS RECY

This listing of Construction and Demolition Debris Recyclers is maintained by the California Intergrated Waste Management Board-common C&D materials include lumber, drywall, metals, masonry (brick, concrete, etc.), carpet, plastic, pipe, rocks, dirt, paper, cardboard, or green waste related to land development.

Government Publication Date: Jun 20, 2018

Recycling Centers: RECYCLING

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Nov 2, 2020

Listing of Certified Processors: PROCESSORS

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Oct 27, 2020

Listing of Certified Dropoff, Collection, and Community Service Programs: CONTAINER RECY

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Dec 16, 2020

Land Disposal Sites: LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Jun 22, 2021

Leaking Underground Fuel Tank Reports: LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Jun 22, 2021

Delisted Leaking Storage Tanks: DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Jun 22, 2021

Permitted Underground Storage Tank (UST) in GeoTracker: UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Jul 25, 2021

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: May 5, 2021

Historical Hazardous Substance Storage Information Database: HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Statewide Environmental Evaluation and Planning System: UST SWEEPS

The Statewide Environmental Evaluation and Planning System (SWEEPS) is a historical listing of active and inactive underground storage tanks made available by the California State Water Resources Control Board (SWRCB).

Government Publication Date: Oct 1, 1994

Aboveground Storage Tanks: AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

SWRCB Historical Aboveground Storage Tanks: AST SWRCB

A list of aboveground storage tanks made available by the California State Water Resources Control Board (SWRCB). Effective January 1, 2008, the Certified Unified Program Agencies (CUPAs) are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA).

Government Publication Date: Dec 1, 2007

Oil and Gas Facility Tanks: TANK OIL GAS

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

Government Publication Date: Jun 28, 2021

Delisted Storage Tanks: DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Jul 25, 2021

California Environmental Reporting System (CERS) Tanks: CERS TANK

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Apr 29, 2021

Delisted California Environmental Reporting System (CERS) Tanks: DELISTED CTNK

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Apr 29, 2021

Historical Hazardous Substance Storage Container Information - Facility Summary: HIST TANK

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in th 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions: LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Jun 14, 2021

CALSITES Database: CALSITES

This historical database was maintained by the Department of Toxic Substance Control (DTSC) for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

Government Publication Date: May 1, 2004

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions: HLUR

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Feb 18, 2021

Deed Restrictions and Land Use Restrictions: DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Jun 22, 2021

Voluntary Cleanup Program: VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Jun 14, 2021

GeoTracker Cleanup Program Sites: CLEANUP SITES

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Jun 22, 2021

Delisted County Records: DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Jul 9, 2021

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST
LUSTs on Tribal/Indian Lands in Region 9, which includes California.
Government Publication Date: Apr 8, 2020

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST
USTs on Tribal/Indian Lands in Region 9, which includes California.
Government Publication Date: Apr 8, 2020

Delisted Tribal Leaking Storage Tanks: DELISTED ILST
Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.
Government Publication Date: Apr 14, 2020

Delisted Tribal Underground Storage Tanks: DELISTED IUST
Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.
Government Publication Date: Apr 14, 2020

County

Fresno County - CUPA/Solid Waste Programs Resource List: CUPA FRESNO
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Fresno County. This list is made available by Fresno County Department of Environmental Health Division which is approved by Cal-EPA as CUPA for the County.
Government Publication Date: Apr 9, 2021

Additional Environmental Record Sources

Federal

PFOA/PFOS Contaminated Sites: PFAS NPL
List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).
Government Publication Date: Mar 1, 2021

Facility Registry Service/Facility Index: FINDS/FRS
The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).
Government Publication Date: Nov 2, 2020

Toxics Release Inventory (TRI) Program: TRIS
The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U. S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.
Government Publication Date: Feb 19, 2020

Perfluorinated Alkyl Substances (PFAS) Releases: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Feb 19, 2020

Perfluorinated Alkyl Substances (PFAS) Water Quality: PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

Hazardous Materials Information Reporting System: HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Oct 5, 2020

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Jun 25, 2021

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Jun 14, 2021

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 5, 2021

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: May 5, 2021

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: May 26, 2021

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Jul 7, 2020

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Nov 3, 2020

Surface Mining Control and Reclamation Act Sites: SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Government Publication Date: Dec 18, 2020

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2006

Uranium Mill Tailings Radiation Control Act Sites: URANIUM

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

Government Publication Date: Mar 4, 2017

Alternative Fueling Stations: ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Jul 12, 2021

Registered Pesticide Establishments: SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Apr 13, 2021

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Nov 19, 2020

State

Dry Cleaning Facilities: DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: Feb 22, 2021

Delisted Drycleaners: DELISTED DRYCLEANERS

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: Feb 22, 2021

Non-Toxic Dry Cleaning Incentive Program: DRYC GRANT

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

Government Publication Date: Feb 28, 2018

Per- and Polyfluoroalkyl Substances (PFAS): PFAS

List of sites from the State Water Resources Control Board (SWRCB)'s GeoTracker at which one or more of the potential contaminants of concern are in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Jun 22, 2021

PFOA/PFOS Groundwater: PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.

Government Publication Date: Oct 22, 2020

Hazardous Waste and Substances Site List - Site Cleanup: HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: May 20, 2021

List of Hazardous Waste Facilities Subject to Corrective Action: DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Apr 29, 2021

School Property Evaluation Program Sites: SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Jun 14, 2021

California Hazardous Material Incident Report System (CHMIRS): CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 21, 2021

Historical California Hazardous Material Incident Report System (CHMIRS): HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Hazardous Waste Manifest Data: HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.
Government Publication Date: Oct 24, 2016

Historical Hazardous Waste Manifest Data: HIST MANIFEST
A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.
Government Publication Date: Dec 31, 1992

DTSC Registered Hazardous Waste Transporters: HW TRANSPORT
The California Department of Toxic Substances Control (DTSC) maintains this list of Registered Hazardous Waste Transporters.
Government Publication Date: Oct 19, 2020

Registered Waste Tire Haulers: WASTE TIRE
This list of registered waste tire haulers is maintained by the California Department of Resources Recycling and Recovery.
Government Publication Date: Dec 16, 2020

California Medical Waste Management Program Facility List: MEDICAL WASTE
This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.
Government Publication Date: Dec 31, 2020

Historical Cortese List: HIST CORTESE
List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.
Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders: CDO/CAO
The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.
Government Publication Date: Feb 16, 2012

California Environmental Reporting System (CERS) Hazardous Waste Sites: CERS HAZ
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.
Government Publication Date: Feb 9, 2021

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites: DELISTED HAZ
This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.
Government Publication Date: Nov 29, 2018

Sites in GeoTracker: GEOTRACKER
GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.
Government Publication Date: Jun 22, 2021

Mines Listing: MINE

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

Government Publication Date: Jan 12, 2021

Recorded Environmental Cleanup Liens: LIEN

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

Government Publication Date: Nov 16, 2020

Waste Discharge Requirements: WASTE DISCHG

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Jun 22, 2021

Toxic Pollutant Emissions Facilities: EMISSIONS

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

Government Publication Date: Dec 31, 2019

Clandestine Drug Lab Sites: CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/clandestine drug laboratories.

Government Publication Date: Jan 19, 2021

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

EXHIBIT C-2

GENERAL PUBLIC RECORDS

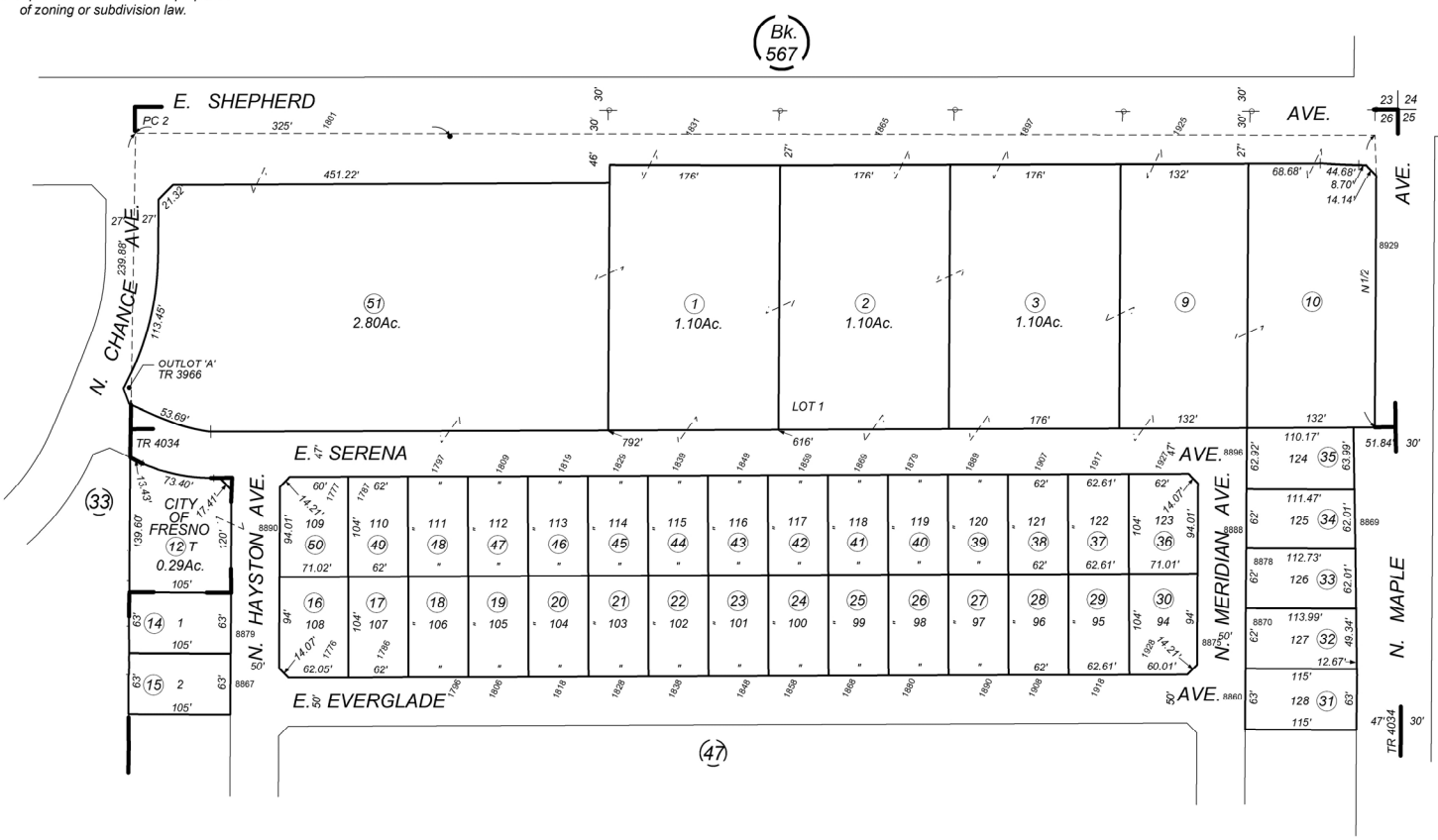
-NOTE-
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 26 T. 12 S., R. 20 E., M.D.B. & M.

Tax Rate Area 5-944

403-03

1"=100'



Agricultural Preserve
Brentwood Estates No. 6, Tract No. 3966 - Plat Bk. 47, Pgs. 58, 59 & 60
Perrin Colony No. 2 (Amended) - Plat Bk. 4, Pg. 68
Tract No. 4034 - Plat Bk. 52, Pgs. 70-72

Assessor's Map Bk.403 - Pg.03
County of Fresno, Calif.

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

11/20/2019

APPENDIX D

INTERVIEW RECORDS

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RECORD OF COMMUNICATION						
Site Name: Shepherd Avenue Apartments			Location (city): Fresno, California			
Communication with: Mr. John Shamshoian						
Of: Owner of Property						
Location: Fresno, CA			Phone: 559-916-1599			
Communication via		Telephone		Letter	**X**	In Person
Recorded By: Paul Humphrey			Of: SEE's			
At: (time): 0900			On (date): September 2, 2021			
Re: Property Use						
Summary of Communication: Mr. Shamshoian stated he was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products. Mr. Shamshoian stated he has progressively taken ownership of the Property beginning in approximately 2006 and owned the entire Property since 2014. Mr. Shamshoian indicated that Property use has been in single-family residential use the entire time. Mr. Shamshoian identified the locations of four domestic wells and indicated there are five active septic systems.						
Conclusions/Required Action/Follow-up: None						
ROC 1 of 5						

RECORD OF COMMUNICATION						
Site Name: Shepherd Avenue Apartments			Location (city): Fresno, California			
Communication with: File Clerk						
Of: Fresno County Environmental Health Department						
Location: Fresno, CA			Phone: 559-600-3271			
Communication via	**X**	Telephone		Letter		In Person
Recorded By: Paul Humphrey			Of: SEE's			
At: (time): 1100			On (date): September 2, 2021			
Re: Records						
Summary of Communication: No record of the Property.						
Conclusions/Required Action/Follow-up: None						
ROC 2 of 5						

RECORD OF COMMUNICATION						
Site Name: Shepherd Avenue Apartments		Location (city): Fresno, California				
Communication with: Planner						
Of: City of Fresno Planning Dept.						
Location: Fresno, CA		Phone: 559-				
Communication via		Telephone		Letter	**X**	In Person
Recorded By: Paul Humphrey		Of: SEE's				
At: (time): 0830		On (date): September 2, 2021				
Re: Records						
Summary of Communication: No record of environmental concern was identified.						
Conclusions/Required Action/Follow-up: None						
ROC 3 of 5						

RECORD OF COMMUNICATION						
Site Name: Shepherd Avenue Apartments			Location (city): Fresno, California			
Communication with: Receptionist						
Of: City of Fresno Fire Dept.						
Location: Fresno, CA			Phone: 559-324-2200			
Communication via	**X**	Telephone		Letter		In Person
Recorded By: Paul Humphrey			Of: SEE's			
At: (time): 1230			On (date): September 2, 2021			
Re: Records						
Summary of Communication: According to the receptionist, no record of environmental concern was identified for the Property and the area is under the jurisdiction of the Fresno County Environmental Health Department.						
Conclusions/Required Action/Follow-up: None						
ROC 4 of 5						

RECORD OF COMMUNICATION						
Site Name: Shepherd Avenue Apartments			Location (city): Fresno, California			
Communication with: Mr. Greg Paul						
Of: Asbestos Abatement Contractor						
Location: Fresno, CA			Phone: 559-978-1053			
Communication via	**X**	Telephone		Letter		In Person
Recorded By: Paul Humphrey			Of: SEE's			
At: (time): 0800			On (date): September 20, 2021			
Re: Records						
Summary of Communication: According to Mr. Paul, removal and off-site disposal of asbestos-containing ceiling material and drywall was conducted in 2018. Mr. Paul is an asbestos abatement contractor and indicated that a small amount of ceiling and drywall were removed as part of repairs to the 1831 East Shepherd Avenue residence and that removed material was disposed of at a certified waste landfill.						
Conclusions/Required Action/Follow-up: None						
ROC 5 of 5						

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APPENDIX E

CLIENT PROVIDED DOCUMENTATION

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NOT APPLICABLE TO THIS REPORT

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APPENDIX F

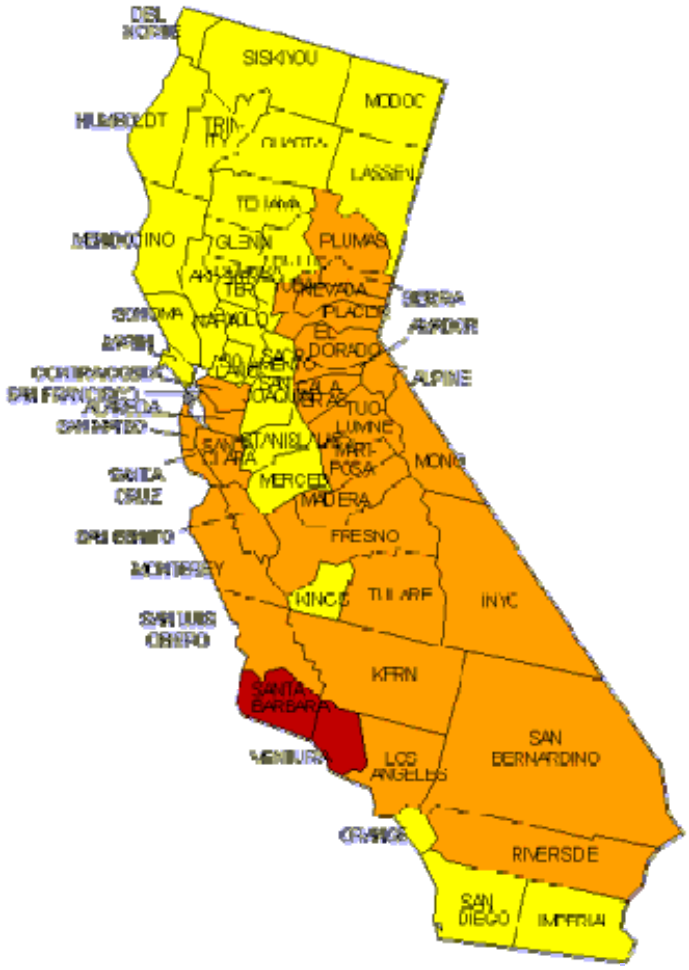
OTHER SUPPORTING DOCUMENTATION

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Zone 1 Highest Potential (greater than 4 pCi/L)

Zone 2 Moderate Potential (from 2 to 4 pCi/L)

Zone 3 Low Potential (less than 2 pCi/L)



SEE'S CONSULTING & TESTING 4644 E. CARMEN AVENUE FRESNO, CA 93703 (559) 452-0100	**RADON MAP**	N↑
PROJECT NO. 021132P	SITE: SWC SHEPHERD AVE. & MAPLE AVE., FRESNO, CA	

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APPENDIX G

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

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Paul J. Humphrey, REPA, CAC

Education:	College of the Sequoias, Visalia, California
	Associate of Science in Biology, 1994
Licenses/Registrations:	Registered Environmental Property Assessor #827718
	Certified Asbestos Consultant, #03-3495
Years of Experience:	Twenty Two

Summary of Professional Experience

Mr. Humphrey has more than twenty years experience in the environmental field including asbestos surveys, asbestos abatement monitoring and project design, environmental site assessment, soil and groundwater assessment and is an Environmental Professional as defined by the Environmental Protection Agency. Mr. Humphrey has conducted more than 2,000 Phase I Environmental Site Assessments of commercial, industrial, agricultural and multi-family residential properties in California, Nevada, Arizona, and Washington. Mr. Humphrey has more than two years experience in the ground-up development and management of a Hazardous Building Materials Department for a local environmental and engineering firm. Mr. Humphrey has also provided regulatory guidance, assessments, and asbestos surveys and monitoring to utility companies, flood control districts, public works departments, and branches of the military as part of facility expansion projects as well as new site development.

Mr. Humphrey's experience has included preliminary environmental assessments and various soil and groundwater investigations for highway expansion for the State of California Department of Transportation. Projects for the State of California highway expansion also included asbestos surveys of bridges and overpasses.

For a national environmental consulting firm, Mr. Humphrey served as Project Coordinator, where he performed and managed asbestos abatement oversight projects for national clients. Mr. Humphrey has also conducted environmental site assessments on multi-site industrial and commercial properties for various national financial institutions, developers, and property management companies. Assessments included limited and comprehensive surveys for asbestos, lead-based paint, lead-in-drinking-water and radon gas emissions.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT
BAJUN AMERICAN PROPERTIES
1801 E. Shepherd Avenue
Fresno, California

SEE'S JOB 16054P

Submitted to:

Bajun American Properties, LP

March 31, 2016

Submitted by:

See's Consulting & Testing

See's Consulting & Testing

Geotechnical Investigation • Forensic Engineering • Environmental Assessment • Construction Inspection & Testing

March 31, 2016

SEE'S JOB 16054P

Bajun American Properties, LP
1315 E. Curtis
Reedley, California 93654
Attn: Mr. Sherman Spradling

Subject: **Phase I Environmental Site Assessment**
Bajun American Properties - 1801 E. Shepherd Avenue
Fresno, California

Dear Sir:

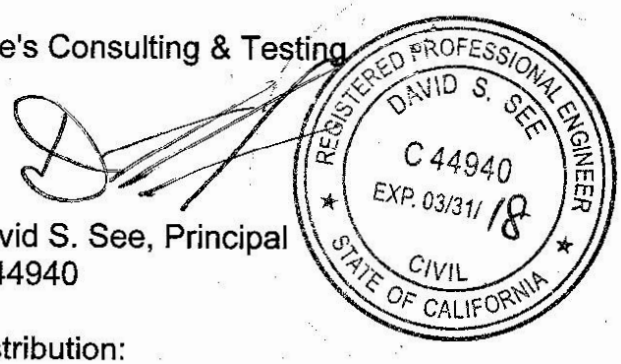
At your request and authorization, we have conducted a Phase I Environmental Site Assessment of the subject property. The enclosed report contains the findings and conclusions of our site observations, inquiries, research of historical information, and the review of regulatory agency lists.

I declare to the best of my professional knowledge and belief, that I meet the definition of Environmental Professional as defined in Section 312.10 of AAI rule. I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in Title 40, Chapter I, Part 312 of Code of Federal Regulations (40 CFR Part 312).

We appreciate the opportunity to assist you in this study. If you have questions, or need additional information, please do not hesitate to contact us.

Sincerely,

See's Consulting & Testing



David S. See, Principal
C 44940

Distribution:
- Mr. Sherman Spradling(via email)

P.O. Box 28246 • Fresno, CA 93729 • PH (559) 452-0100 • FAX (559) 452-0400
engineer@seesconsulting.com

1.0 INTRODUCTION

This report presents the findings of our Phase I Environmental Site Assessment of the property comprising 2.8 acres south of Shepherd Avenue and east of Chance Avenue in Fresno, California. This assessment was conducted at the request of Sherman Spradling, a representative of the property owner. The current owner is Bajun American Properties, LP.

2.0 PURPOSE AND SCOPE

The purpose of this Phase I Environmental Site Assessment was to evaluate the presence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) in connection with the subject site.

Recognized environmental conditions (RECs) are defined as the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: 1) due to release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment.

Controlled Recognized environmental conditions (CRECs) are defined as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Historical Recognized environmental conditions (HRECs) are defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory

authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

The scope of our assessment was in general conformance with the standards and practices of all appropriate inquiries set forth in Title 40, Chapter I, Part 312 of Code of Federal Regulations and the guidelines in ASTM E1527-13, Standard Practice for Environmental Site Assessment - Phase I Environmental Site Assessment Process and included the following tasks:

- A review of aerial photographs dated 1937, 1946, 1950, 1957 1962, 1967, 1973, 1979, 1984, 1987, 1998, 2005, 2006, 2009, 2010 and 2012;
- A review of available federal, state, and local government regulatory agency lists of known or potential hazardous-waste sites in the vicinity and inquiries to applicable regulatory agencies for information regarding environmental violations and incidents, environmental operations permits, and the status of enforcement actions at the site;
- A reconnaissance of the subject site and surrounding area for visual evidence of hazardous materials storage or presence of recognized environmental conditions including photo documentation of general site conditions;
- Identification of above-ground storage tanks, indications of underground storage tanks, distressed vegetation, ground stains, or landfills, and identification of transformers on site that may contain PCBs;
- Interviews with current and past owners or operators of the property, and with persons made known to us who have knowledge of past and present site usage.

The scope of this assessment did not include laboratory or field analytical testing on or near the site. Furthermore, the assessment did not include evaluation of radon gas or other air-quality or radiological parameters, nor did it include evaluation of the potential presence of asbestos-containing materials, lead, urea-formaldehyde insulation, or testing for PCBs.

3.0 SITE DESCRIPTION

The subject property is 2.8 acres located south of Shepherd Avenue and east of Chance Avenue in Fresno, California. The subject property occupies Fresno County Assessors' Parcel Number 403-03-07 of Section 26, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, at an elevation of approximately 373 feet above Mean Sea Level. An Assessor Parcel Map is included as Figure 1. The subject property is currently an undeveloped vacant land. Domestic water will be provided to the site by City of Fresno. Sewage disposal will be provided by the City of Fresno. The site does not generate garbage at this time. Garbage disposal will be provided by City of Fresno.

4.0 GEOLOGIC SETTING

The project site is located within the south-central portion of the San Joaquin Valley, a prominent fault-bounded, northwest-trending topographic and structural trough in Central California. Broad coalescing alluvial fans and flood-basin deposits as well as lacustrine and marsh deposits characterize the valley floor. The valley is bounded on the east by the Sierra Nevada Mountains and on the west by the Coast Ranges. The valley fill consists of a thick sequence of Jurassic to Holocene aged marine and continental sediments that reach a thickness of 28,000 feet on the southwest side of the valley. Shallow soil stratigraphy in the Fresno area is primarily sandy soils and sand-silt-clay combination soils.

5.0 HYDROGEOLOGIC SETTING

The project site is within the San Joaquin Basin Hydrologic Study Area, which includes roughly the southern two-thirds of the Central Valley. The San Joaquin Study Area includes 39 groundwater basins and areas of potential storage that have been identified. The boundaries of these storage areas are based largely on hydrologic as well as political conditions. Groundwater in the Study Area may occur in at least three water bodies: perched and unconfined water in the upper aquifer; confined water in the central aquifer; and perched and confined water in the consolidated rock formations (Davis and others, 1959). These aquifers are underlain by a series of unconnected aquifers in the consolidated continental sediments, and in the marine rocks and the basement complex.

General movement of groundwater within the Central Valley is from the flanks of the valley to the axis of the trough on the western side of the valley, and from there toward the Sacramento Delta area. The San Joaquin Valley is an area of substantial groundwater withdrawal and recharge due to municipal and agricultural activities. Wide fluctuations in groundwater levels can be expected due to variations in pumping and irrigation practices. According to California Department of Water Resources Information, groundwater is present in the vicinity of the subject site at a depth of at least 150 feet, and flows to the west.

6.0 SITE HISTORY

The site historical usage was identified to the time when the property was not significantly developed. The search intervals were chosen based on the likely or known changes of the site usage.

6.1 Interview with Past and Present Owners, Operators, and Occupants

The following site history is principally based on anecdotal information obtained an interview with Mr. Sherman Spralding, a representative of the property owner. Historical title search was beyond the scope of this investigation.

A telephone interview was conducted with Mr. Spradling on March 29, 2016. Mr. Spradling has been familiar with the site for the past twelve years. According to Mr. Spradling, Bajun American Properties, LP purchased the property in 2004. At the time of purchase the subject property had a water well and a shed on the property. The water well was removed by Tezak Pump Company, Inc. per City of Fresno specifications (permit # 00184) in 2005. The shed was demolished in 2007. Mr. Spradling has no knowledge of any ASTs or USTs in connection with this site. Mr. Spradling is not aware of any chemicals ever stored on-site or in the building. Sewer and water lines have not been installed on the property. Mr. Spradling was not aware of any environmental concerns related to the subject property.

According to Mr. Spradling, there are no obvious indicators that point to the presence or likely presence of contamination at the property.

6.2 Review of Historical Sources of Information

In an effort to assess past land usage of the subject property and vicinity, aerial photographs from 1937, 1946, 1950, 1957 1962, 1967, 1973, 1979, 1984, 1987, 1998, 2005, 2006, 2009, 2010 and 2012 were reviewed.

1937, 1946, 1950, 1957 1962, 1967, 1973, 1979, 1984, 1987 Aerial Photos

- The subject site appears to be a rural residence with possibly a barn, and a shed.
- The subject site and adjacent site appear to be farmland.

1998 Aerial Photos

- The subject site appears to be vacant undeveloped land with two remaining structures possibly a barn and shed.
- The adjacent sites to the west and south are residential tract homes.

2005 Aerial Photos

- A structure removed possibly is the barn.
- The subject site appears to be vacant undeveloped land with one remaining structure.
- Adjacent site to the north appears under construction.

2006, 2009, 2010 and 2012 Aerial Photos

- The last remaining structure removed from the property, possibly is the shed.
- The subject and adjacent sites appear much as they did at the time of our site visit.

7.0 VISUAL INSPECTIONS OF THE SITE AND ADJOINING PROPERTIES

See's Consulting personnel visited the subject site on March 29, 2016, to observe the physical conditions of the site and surrounding area and to conduct a Photo Summary (see

Appendix A). In addition to the Photo Summary, a Site Survey Summary was completed based on visual observations and interviews with Mr. Sherman Spradling (see Appendix B).

Shepherd Avenue borders the property on the north. Chance Avenue borders the property on the west. A rural residence borders the property on the east. Serena Avenue borders the property on the south.

7.1 Subject Site Observations

The subject site was an undeveloped land with weeds on the surface at the time of our site visit. A concrete lined canal bank with one concrete standpipe was observed toward the west end of the property. Power Poles and overhead electric lines border the property on the north. There was one transformer associated on one of the power poles. Above-ground storage tanks were not observed on the subject property, nor were indications of underground storage tanks. No chemical storage, 55-gallon drums, or wells were observed at the subject site.

7.2 Adjacent Site Observations

See's Consulting personnel conducted a drive-by reconnaissance of properties in the vicinity of the subject site, but an on-site review of neighboring facilities was not conducted as part of this investigation.

The subject property is located in a principally residential area with some rural residences to the east. The Dominion Apartments was observed to the north of the subject property. Residential houses were observed to the west and south of the subject property. The adjacent sites to the east were rural residences.

8.0 PROPOSED SITE DEVELOPMENT

Bajun American Properties plans to develop forty five apartment units.

9.0 REVIEW OF GOVERNMENT RECORDS

In an effort to identify nearby sites that may be of environmental concern, lists of hazardous sites compiled by various federal, state, and local governmental agencies were reviewed. These databases were reviewed to identify sites within the listed distance of the subject property. The review of these governmental databases is included in an EDR Radius Map Report dated March 21, 2016 for the subject property. The specific information for each site is available in the subject report, which is enclosed in Appendix D.

9.1 Sites Identified on Databases

The following sites were identified on the above databases as occurring within the listed search distance from the subject property:

SITE	LOCATION	DISTANCE FROM SITE	DATABASE
City of Fresno Well 132	1749 E. Serena Avenue	<1/8 mile	CUPA Listing
Former Wickes Industrial Facility	Shepherd & Maple Avenues	1/8-1/4 mile	CUPA Listing

City of Fresno Well 132: Based on the above database this site is listed as hazardous materials handler. No reported violations.

Former Wickes Industrial Facility: Based on the above database this site is listed as former hazardous handler with a contamination reported. The status of no further action is reported.

9.2 Regulatory Agency File and Records Review

Based upon review of the standard environmental record sources, no adjoining properties are classified as requiring a regulatory file review.

10.0 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

Subject Site: We have performed a Phase I Environmental Site Assessment of the subject property in general conformance with the scope and limitations of ASTM Practice E1527, and the standards and practices set forth in Title 40, Chapter I, Part 312 of Code of Federal Regulations (40 CFR Part 312). The subject property was not listed on the federal, state,

or local government regulatory agency lists of hazardous and potentially hazardous waste sites reviewed. Indications of unauthorized disposal, dumping or processing of toxic or hazardous materials were not observed on the subject property. No unauthorized waste or wastewater disposal was found at the subject property. Above-ground storage tanks or indications of underground storage tanks were not observed on the subject property.

We have considered commonly known and reasonably ascertainable information about the subject property, the degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation. It is our opinion that the assessment has not identified recognized environmental conditions indicative of releases or threatened releases of hazardous substances in connection with the subject property. In addition, no controlled recognized environmental conditions, or historical recognized environmental conditions were identified in connection with the subject property.

Adjacent Sites: The City of Fresno Well 132 and Former Wickes Industrial Facility were listed in the CUPA database. CUPA is the county's Certified Unified Program Agency database for administrating, permitting, inspecting, and enforcing hazardous material and waste regulatory program. There is no environmental concern for the two listed sites above in the impacting of the subject property.

Recommendations: Based on the findings of our assessment, it is our opinion that no recommendations for additional investigation are needed at this time for further evaluation of the environmental conditions of the subject property.

11.0 IDENTIFICATION OF DATA GAPS

The following data gaps were identified during our inquiry for this Phase I Environmental Site Assessment report. An interview with the previous owner was not successful. Based on information obtained from other historical sources and interviews, the building on-site

was never occupied and this data gap is not expected to alter the findings of this assessment.

12.0 ADDITIONAL INQUIRIES BY REPORT USERS

In addition to the inquiry by an environmental professional (this Phase I Environmental Site Assessment report), persons who seek to establish one of the liability protections under Section 312 of 40 CFR must conduct an investigation including the additional inquiries listed in Section 312.22 of 40 CFR. The persons must consider any specialized knowledge or experience which the persons have concerning the subject property. They also must conduct inquiries of any environmental cleanup liens, the relationship of the purchase price to the fair market value of the subject property if the property was not contaminated, and commonly known and reasonably ascertainable information within the local community about the subject property.

13.0 LIMITATIONS

This Phase I Environmental Site Assessment report has been prepared for the exclusive use of the client noted on the cover page and shall be subject to the terms and conditions in the applicable contract between the client and the consultant. Unauthorized use of, or reliance on, the information contained in this report is strictly prohibited and will be without risk or liability to See's Consulting & Testing unless given express written consent by the consultant.

This assessment is undertaken with the calculated risk that the presence, full nature, and extent of contamination would not be revealed by visual observation alone. Although a site reconnaissance was conducted employing a professional standard of care, no warranty is given, either expressed or implied, that hazardous material contamination or buried structures, which would not have been disclosed through this study, do not exist at the subject site. It should be recognized that this study was not intended to be a definitive study of contamination at the site.

See's Consulting & Testing cannot guarantee the completeness or accuracy of the regulatory agency records reviewed. Additionally, in evaluating the property, we have relied in good faith upon representations and information provided by individuals noted in the report with respect to present operations, existing property conditions, and the historic uses of the property. Furthermore, information gathered from anecdotal recollections should be considered accurate only to the degree by which such statements or recollections may be supported by further corroboration or documentation.

The conclusions presented in this report are professional opinions based on the indicated data described in this report and anecdotal recollections obtained during personal interviews. It is not warranted that such data cannot be superseded by future environmental, legal, geotechnical, or technical developments.

No other warranties, either expressed or implied, are made as to the findings or conclusions included in the report. The conclusions presented in this report are intended only for the purpose, site location, and project indicated.

Opinions presented herein apply to site conditions existing at the time of our study and those reasonably foreseeable. Changes in the conditions of the subject site can occur with time because of natural processes or the works of man, on the subject site or on adjacent properties. Changes in applicable standards of practice and regulation can also occur as the result of legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes beyond our control.

See's Consulting & Testing

APPENDIX A

PHOTO SUMMARY

APPENDIX B

SITE SURVEY SUMMARY

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APPENDIX C

LIST OF SOURCES

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LIST OF SOURCES

Aerial Photograph, 1937, 1946, 1950, 1957 1962, 1967, 1973, 1979, 1984, 1987, 1998, 2005, 2006, 2009, 2010 and 2012, Environmental Data Resources Inc., The Standard in Environmental Risk Management Information, Shelton, Connecticut.

The EDR Radius Map Report for 1801 E. Shepherd Avenue, Fresno, California, March 22, 2016: Environmental Data Resource, Inc., Shelton, Connecticut.

Fresno County Assessor's Parcel Map Book 403, Page 03.

Mr. Sherman Spradling, Spradling Construction, March 29, 2016, telephone interview: Fresno, California.

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APPENDIX D

THE EDR REPORT

Note: The section of Government Records Searched/ Data Currency Tracking and the Geocheck Addendum of the EDR Radius Map Report are not included in Appendix D of this report. Those sections do not provide any direct information on the site environmental conditions. Therefore, those sections have been reviewed by the person who prepared this report and kept in the project file.

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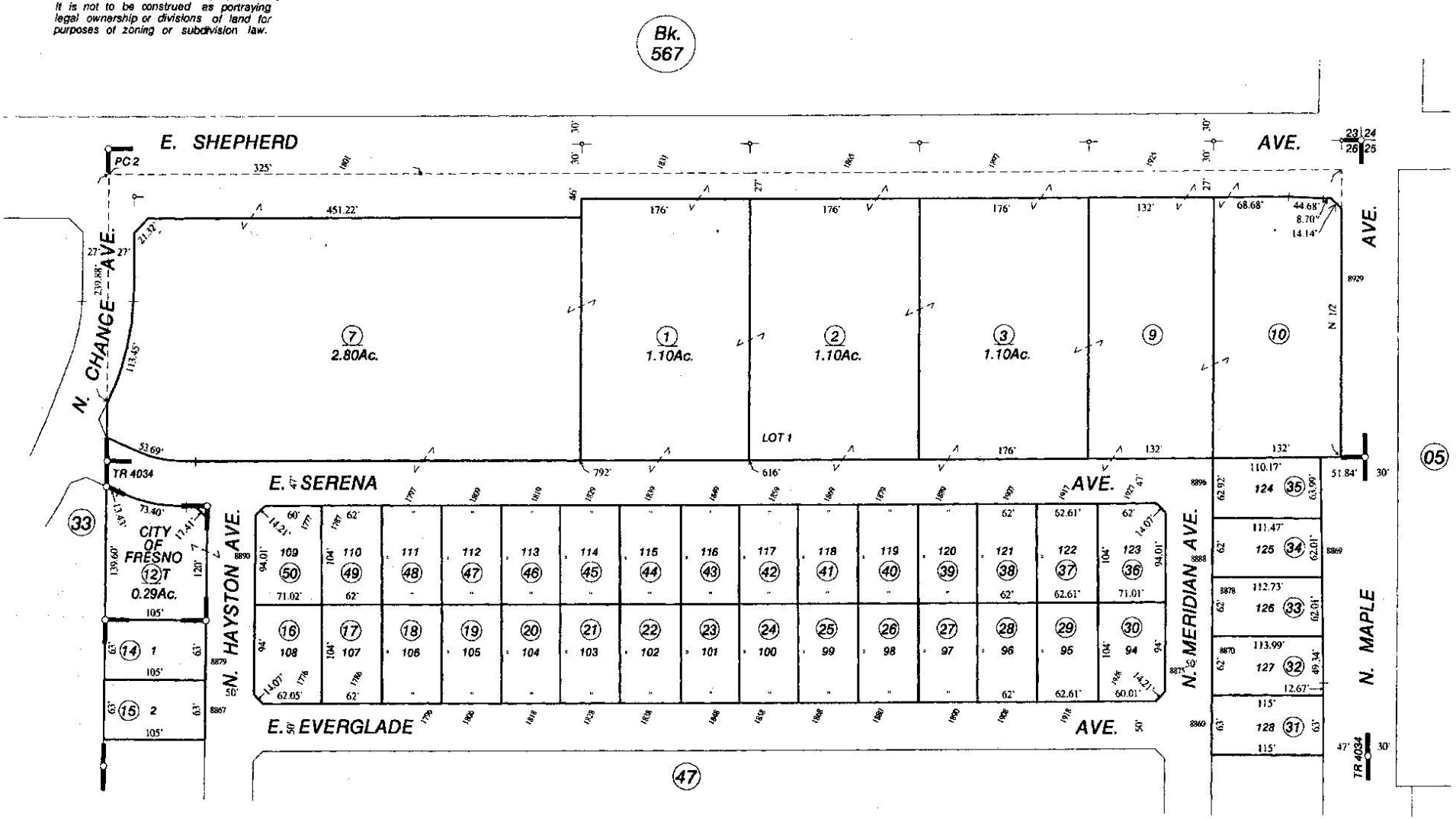
--- NOTE ---

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. 26 T. 12 S., R. 20 E., M.D.B. & M.

Tax Rate Area 5-944

403-03



Agricultural Preserve
Perrin Colony No. 2 (Amended) - Plat Bk. 4, Pg. 68
Tract No. 4034 - Plat Bk. 52, Pgs. 70-72

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

Assessor's Map Bk. 403 - Pg. 03
County of Fresno, Calif.

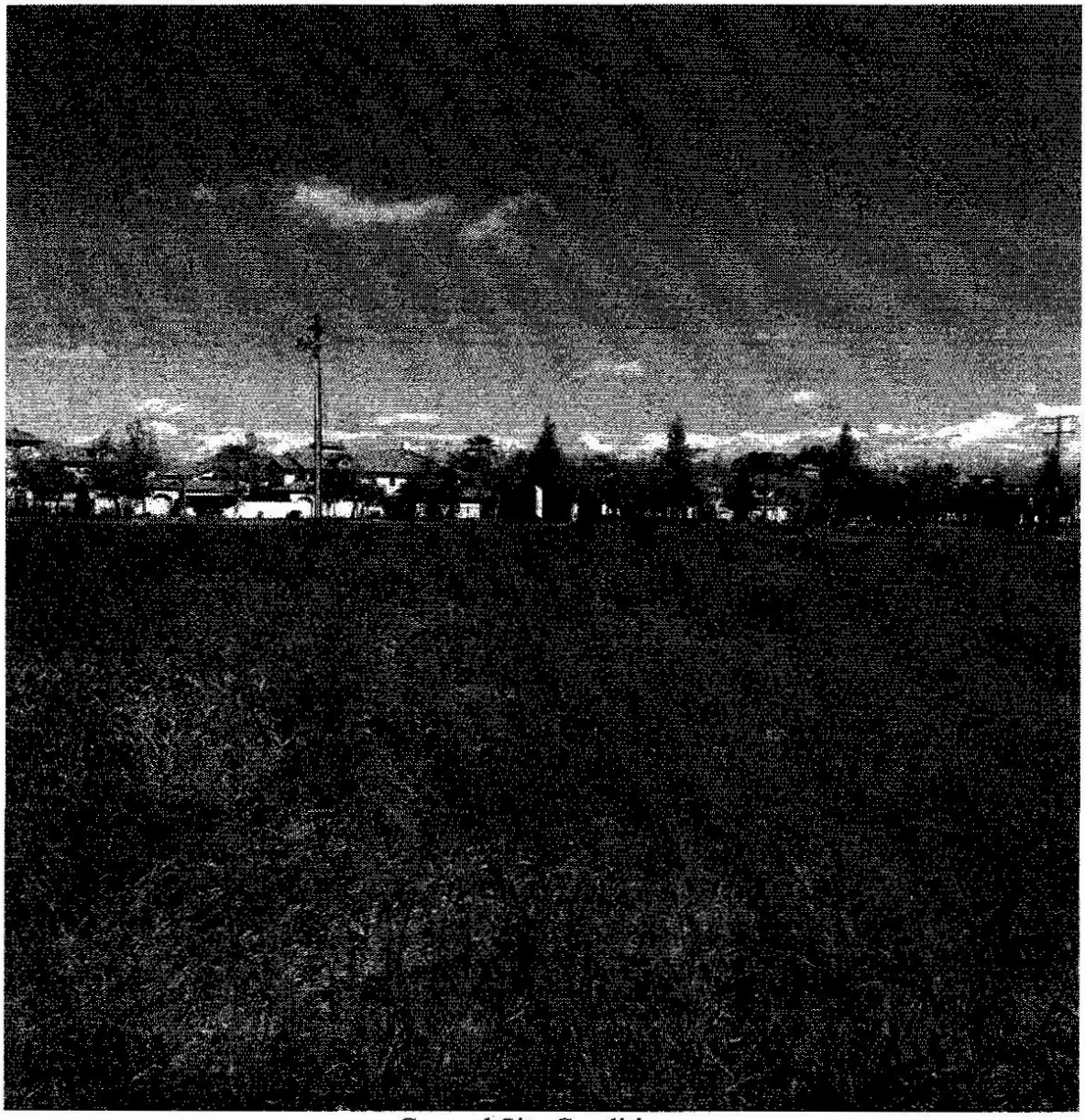
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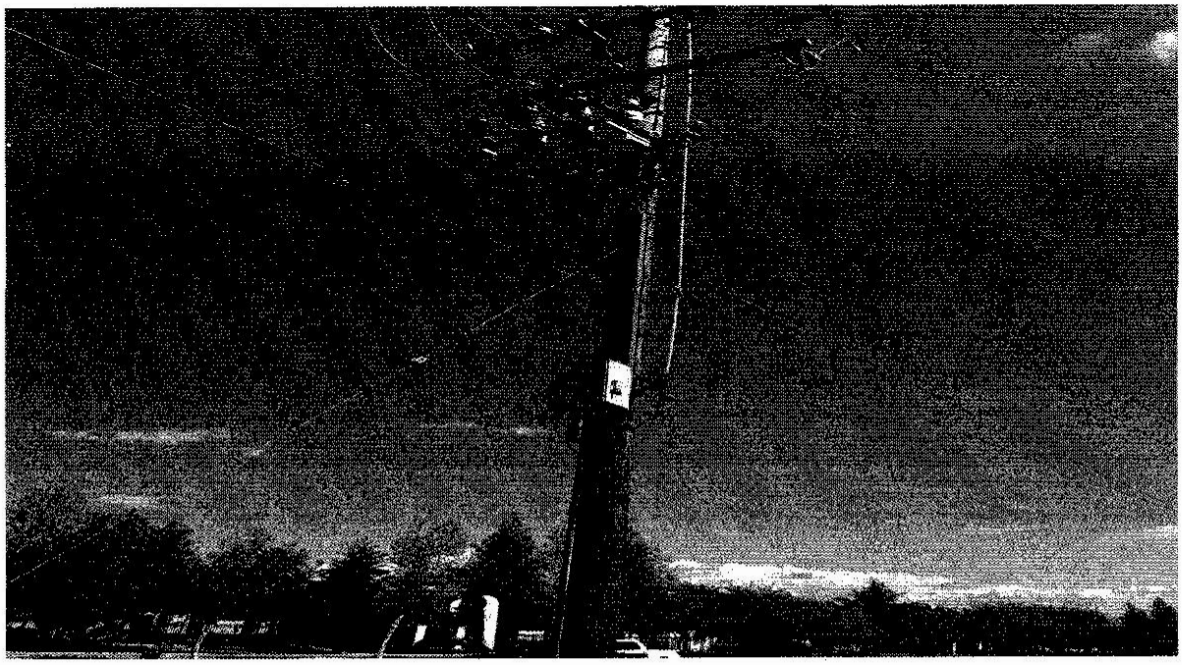
APPENDIX A

PHOTO SUMMARY

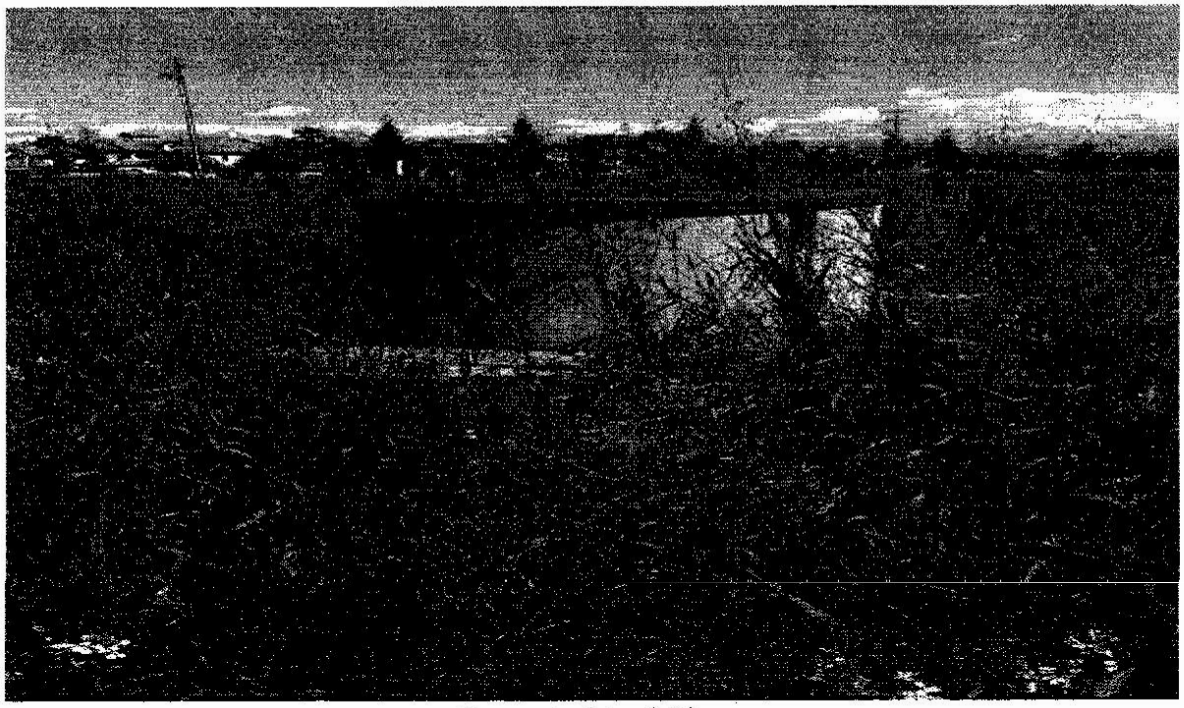
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General Site Conditions
1801 E. Shepherd Avenue



Transformer on Power Pole



Concrete Stand-Pipe

APPENDIX B

SITE SURVEY SUMMARY

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THIS SITE SURVEY SUMMARY WAS COMPLETED BY:

NAME David Sel TITLE Engineer

FIRM Sel's Consulting DATE 3-29-2016

NAME OF USER SHERMAN SPRADLING

RELATIONSHIP TO SITE REPRESENTATIVE OF OWNER

ADDRESS _____ PHONE NUMBER _____

PREPARER REPRESENTS THAT TO THE BEST OF THE PREPARER'S KNOWLEDGE THE ABOVE STATEMENTS AND FACTS ARE TRUE AND CORRECT AND THAT TO THE BEST OF THE PREPARER'S KNOWLEDGE NO MATERIAL FACTS HAVE BEEN SUPPRESSED OR MISSTATED.

Signed _____ Date _____

Signed _____ Date 3-29-2016

Signed _____ Date _____

Site Survey Summary

Description of Site: Address: 1801 E. SHEPHERD AVE.

VACANT

Question

1. **Is the Property or any adjoining property used for an industrial, commercial or manufacturing use?**

Reliance on the information supplied in response to this question in a prior assessment is appropriate if there have been no changes in the use of the Property or adjoining property since the prior assessment. If there have been changes, then the requested information must be supplied for each property for which the use has changed.

	Land Use
Property:	VACANT
Adjoining Properties North:	SHEPHERD AVE / DOMINION APTS.
Adjoining Properties South:	SUBDIVISION

Adjoining Properties East: RURAL RESIDENCE

Adjoining Properties West: SUBDIVISION

2. Has the Property or any adjoining property been used for an industrial, commercial or manufacturing use in the past?

Reliance on the information supplied in response to this question in a prior assessment is appropriate if there have been no changes in the use of the Property or adjoining property since the prior assessment. If there have been changes, then the requested information must be supplied for each property for which the use has changed.

	Owner	Use	Dates
Previous Use of Property		AG LAND	1930's
Previous Use of Properties to North		"	"
Previous Use of Properties to South		"	"
Previous Use of Properties to East		"	"
Previous Use of Properties to West		"	"

3. Is there evidence that there are currently, or have been previously, any pesticides, automotive or industrial batteries, paints, or other chemicals stored on or used at the Property or at the facility other than undamaged containers of consumer products of under five gallons in total volume?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding: NO

Source: ✓ Visual ✓ Reported

4. Is there evidence that there are currently, or have been previously, any industrial drums (typically 55 gallon) or sacks of chemicals located on the Property or at the facility?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding: NO

Source: ✓ Visual ✓ Reported

5. Is there evidence that fill dirt has been brought onto the site which originated from a contaminated site or of an unknown origin?

Reliance on the information supplied in response to this question in a prior assessment is appropriate. However, if there has been any filling at the site since the prior assessment, then the requested information must be supplied for any fill dirt brought on the site since the prior assessment.

Finding: NO

Source: Visual ✓ Reported

6. Is there evidence that there are currently, or have been previously, any pits, ponds or lagoons located on the Property in connection with waste treatment or waste disposal?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding: NO

Source: ✓ Visual ✓ Reported

7. Is there evidence that there is currently, or has been previously, any stained soil on the property?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding: NO

Source: ✓ Visual ✓ Reported

8. Is there evidence that there are currently, or have been previously, any registered or unregistered storage tanks (above or underground) located on the Property?

Reliance on the information supplied in response to this question in a prior assessment is appropriate. However, if storage tanks have been installed on the site since the prior assessment then the requested information must be supplied for each new installation.

Finding: NO

Source: / Visual / Reported

9. Is there evidence that there are currently, or have been previously, any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding: NO

Source: / Visual / Reported

10. Is there evidence that there are currently, or have been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding: NO

Source: / Visual _____ Reported

11. Is there evidence that the Property is served by a private well or non-public water system, and, if so, has the well or system been designated as contaminated by any governmental environmental/health agency?

Prior reliance is not appropriate.

Finding: NO

Source: / Visual / Reported

12. Does the owner of the Property or operator of the facility have any knowledge of environmental liens or governmental notification relating to past or current violations of environmental laws with respect to the Property or any facility located on the Property?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding: NO

Source: _____ Visual ___/___ Reported

13. Has the owner of the Property or operator of any facility at the Property been informed of any past or current existence of hazardous substances or environmental violations with respect to the Property or any facility located on the Property?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding: NO

Source: _____ Visual ___/___ Reported

14. Does the Property owner or facility operator have any knowledge of any environmental assessment of the Property or facility that indicated the presence of hazardous substances on the site or recommended further assessment of the Property?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding: NO

Source: _____

15. Does the owner of the Property or any operator of a facility at the Property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance involving the Property by any owner or tenant of the Property?

The information supplied in response to this question in a prior assessment may be relied upon provided it is updated to the present time.

Finding: NO

Source: _____

16. Is there evidence that the Property discharges waste water, other than storm water, directly to a ditch or stream on or adjacent to the Property?

Reliance on the information supplied in response to this question in a prior assessment is appropriate only if there has been no change in discharge practices at the facility since the prior assessment.

Finding: NO

Source: / Visual / Reported

17. Is there evidence that any construction debris, substances identified as hazardous, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials, trash, debris or refuse been dumped above grade, buried and/or burned on the site?

    Reliance on the information supplied in response to this question in a prior assessment is appropriate. However, if there has been any dumping, burying or burning on the site since the prior assessment, then the requested information must be supplied for all such events since the prior assessment.

Finding: NO

Source: / Visual / Reported

18. Is there evidence of any electrical or hydraulic equipment (such as transformers and large capacitors) now on the site or that have been on the site in the past known to contain PCBs? If so, describe the equipment, identify its location, approximate dates of use of the equipment, and whether registered as PCB containing material, and actual knowledge of leaks.

    Reliance on the information supplied in response to this question in a prior assessment is appropriate. However, if there has been any electrical equipment that could contain PCBs installed at the site since the prior assessment, then the requested information must be provided for any such equipment. Also, the requested information on equipment discussed in the prior assessment must be updated to the present time.

Finding: NO

Source: / Visual / Reported

19. Is there evidence that equipment containing PCBs has been removed? If so, obtain the approximate dates of removal, location removed from, and name of the removal contractor.

    The information supplied in response to this question in a prior assessment may be relied upon provided the information requested is supplied for all removals since the prior assessment.

Finding: NO

Source: _____ Visual / Reported

APPENDIX C

LIST OF SOURCES

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LIST OF SOURCES

Aerial Photograph, 1937, 1946, 1950, 1957 1962, 1967, 1973, 1979, 1984, 1987, 1998, 2005, 2006, 2009, 2010 and 2012, Environmental Data Resources Inc., The Standard in Environmental Risk Management Information, Shelton, Connecticut.

The EDR Radius Map Report for 1801 E. Shepherd Avenue, Fresno, California, March 22, 2016: Environmental Data Resource, Inc., Shelton, Connecticut.

Fresno County Assessor's Parcel Map Book 403, Page 03.

Mr. Sherman Spradling, Spradling Construction, March 29, 2016, telephone interview: Fresno, California.

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APPENDIX D

THE EDR REPORT

Note: The section of Government Records Searched/ Data Currency Tracking and the Geocheck Addendum of the EDR Radius Map Report are not included in Appendix D of this report. Those sections do not provide any direct information on the site environmental conditions. Therefore, those sections have been reviewed by the person who prepared this report and kept in the project file.

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Appendix B
Cultural Resource Assessment

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CULTURAL RESOURCE ASSESSMENT FOR THE

SHEPHERD AVENUE APARTMENTS,

CITY OF FRESNO, CALIFORNIA

Prepared by

Melinda A. Peak
Peak & Associates, Inc.
3941 Park Drive, Suite 20-329
El Dorado Hills, CA 95762
(916) 939-2405

Prepared for

Mr. George Jones
Bajun American Properties
1315 East Curtis Avenue
Reedley, CA 93654

July 29, 2022
(Job #22-055)

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INTRODUCTION

This project is located in the east side of the City of Fresno, County of Fresno, California. The proposed project to be undertaken is for new development of a 191-unit apartment complex on five parcels that total 4.98 acres. The parcels (403-030-01, -02, -03, -09 and -010). The project area is located on the southwest corner of East Shepherd Avenue and North Maple Avenue. The homes on the property are at 1831, 1865, 1897, and 1925 East Shepherd Avenue, and 8929 North Maple Avenue. The buildings date to 1965, 1966 and 1971, with the North Maple Avenue property dating to 1978.

The project area lies in the northeast quarter of Section 26, Township 12 South, Range 20 East, mapped on the Clovis USGS topographic quadrangle (Figures 1, and 2).

Melinda A. Peak, senior historian/archeologist with Peak & Associates, Inc. served as principal investigator for the study with Michael Lawson (resumes, Appendix 1), completing the field survey of the project area.

CALIFORNIA REGULATIONS

State historic preservation regulations affecting this project include the statutes and guidelines contained in the California Environmental Quality Act (CEQA; Public Resources Code sections 21083.2 and 21084.1 and sections 15064.5 and 15126.4 (b) of the CEQA Guidelines). CEQA Section 15064.5 requires that lead agencies determine whether projects may have a significant effect on archaeological and historical resources. Public Resources Code Section 21098.1 further cites: A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

An "historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record or manuscript that is historically or archaeologically significant (Public Resources Code section 5020.1).

Advice on procedures to identify such resources, evaluate their importance, and estimate potential effects is given in several agency publications such as the series produced by the Governor's Office of Planning and Research (OPR), *CEQA and Archaeological Resources,* 1994. The technical advice series produced by OPR strongly recommends that Native American concerns and the concerns of other interested persons and corporate entities, including, but not limited to, museums, historical commissions, associations and societies be solicited as part of the process of cultural



SITE PLAN

Estimated Property Boundary

NORTH

Not to scale

PAUL HUMPHREY, EP
7402 E. CLINTON AVENUE
FRESNO, CA 93737
(559) 977-9813

Site Name:	Shepherd Avenue Apartments
Site Address:	SWC Shepherd Ave & Maple Ave Fresno, California
Project Number:	021132P

FIGURE 1

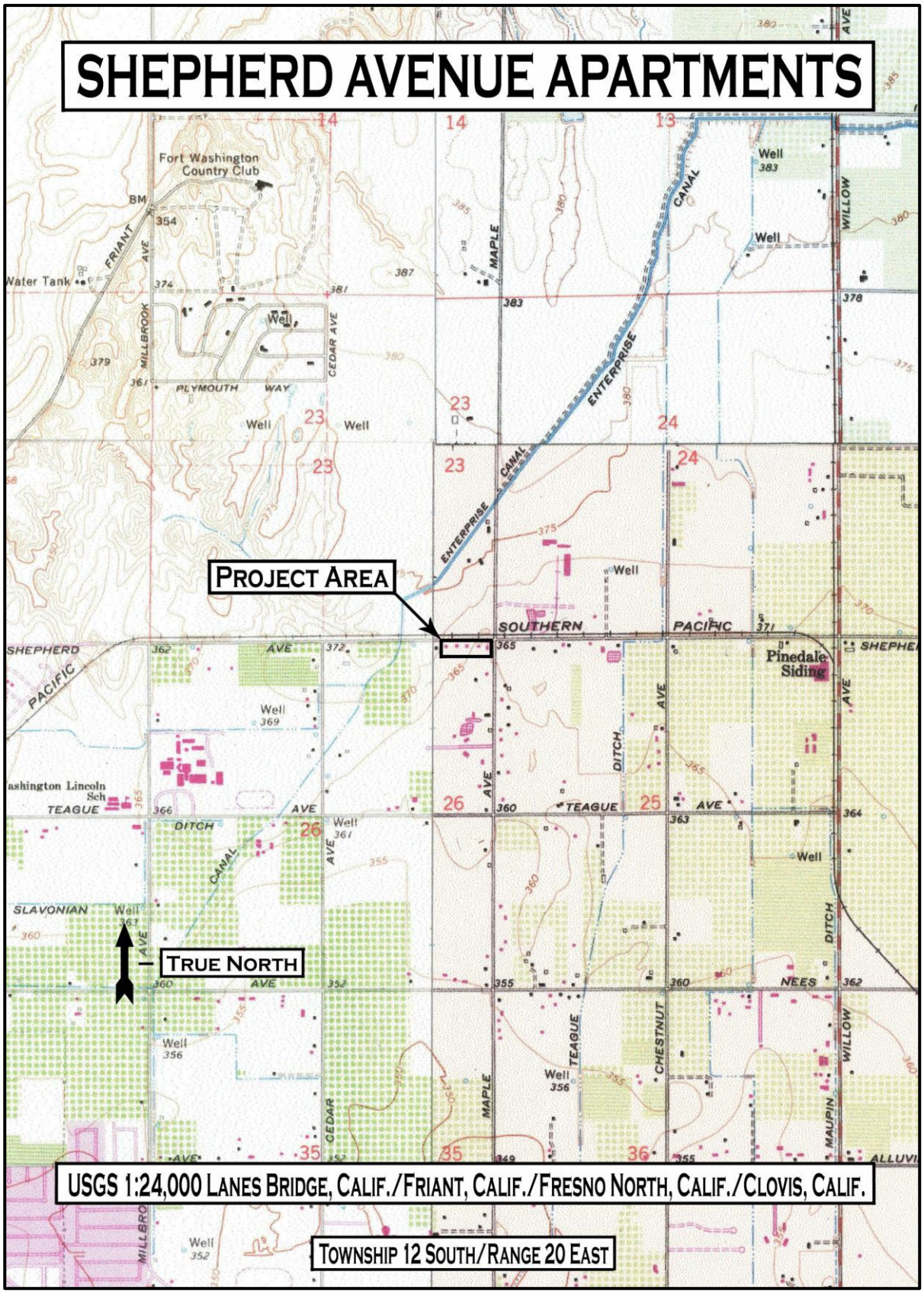

SHEPHERD AVENUE APARTMENTS
PROJECT AREA
TRUE NORTH
USGS 1:24,000 LANES BRIDGE, CALIF./FRIANT, CALIF./FRESNO NORTH, CALIF./CLOVIS, CALIF.
TOWNSHIP 12 SOUTH/RANGE 20 EAST
Fort Washington Country Club
Water Tank
FRIANT AVE
MILLBROOK
CEDAR AVE
PLYMOUTH WAY
MAPLE
CANAL
ENTERPRISE
WILLOW
Well
SOUTHERN PACIFIC
SHEPHERD PACIFIC
Pinedale Siding
TEAGUE
DITCH
SLAVONIAN
NEES
CHESTNUT
MAUPIN

Figure 2

resources inventory. In addition, California law protects Native American burials, skeletal remains and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains (California Health and Safety Code Section 7050.5, California Public Resources Codes Sections 5097.94 et al).

The California Register of Historical Resources (Public Resources Code Section 5020 et seq.)

The State Historic Preservation Office (SHPO) maintains the California Register of Historical Resources (CRHR). Properties listed, or formally designated as eligible for listing, on the National Register of Historic Places are automatically listed on the CRHR, as are State Landmarks and Points of Interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

For the purposes of CEQA, an historical resource is a resource listed in, or determined eligible for listing in the California Register of Historical Resources. When a project will impact a site, it needs to be determined whether the site is an historical resource. The criteria are set forth in Section 15064.5(a) (3) of the CEQA Guidelines, and are defined as any resource that does any of the following:

A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

B. Is associated with the lives of persons important in our past;

C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

D. Has yielded, or may be likely to yield, information important in prehistory or history.

In addition, the CEQA Guidelines, Section 15064.5(a) (4) states:

The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code section 5020.1(j) or 5024.1.

California Health and Safety Code Sections 7050.5, 7051, And 7054

These sections collectively address the illegality of interference with human burial remains, as well as the disposition of Native American burials in archaeological sites. The law protects such remains from disturbance, vandalism, or inadvertent destruction, and establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project, including the treatment of remains prior to, during, and after evaluation, and reburial procedures.

California Public Resources Code Section 15064.5(e)

This law addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction. The section establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project and establishes the Native American Heritage Commission as the entity responsible to resolve disputes regarding the disposition of such remains.

Assembly Bill 52

Assembly Bill (AB) 52 establishes a formal consultation process for California tribes as part of CEQA and equates significant impacts on tribal cultural resources with significant environmental impacts. AB 52 defines a "California Native American Tribe" as a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission. AB 52 requires formal consultation with California Native American Tribes prior to determining the level of environmental document if a tribe has requested to be informed by the lead agency of proposed projects.

AB 52 also requires that consultation address project alternatives, mitigation measures, for significant effects, if requested by the California Native American Tribe, and that consultation be considered concluded when either the parties agree to measures to mitigate or avoid a significant effect, or the agency concludes that mutual agreement cannot be reached. Under AB 52, such measures shall be recommended for inclusion in the environmental document and adopted mitigation monitoring program if determined to avoid or lessen a significant impact on a tribal cultural resource.

CULTURAL SETTING

Archeology

The Central Valley region was among the first in the state to attract intensive fieldwork, and research has continued to the present day. This has resulted in a substantial accumulation of data, but the emphasis has been in the northern portion of the valley. In the early decades of the 1900s, E.J. Dawson explored numerous sites near Stockton and Lodi, later collaborating with W.E. Schenck (Schenck and Dawson 1929). By 1933, the focus of work was directed to the Cosumnes locality, where survey and excavation were conducted by the Sacramento Junior College (Lillard and Purves 1936). Excavation data, in particular from the stratified Windmiller site (CA-SAC-107), suggested two temporally distinct cultural traditions.

Later work at other mounds by Sacramento Junior College and the University of California, Berkeley, enabled the investigators to identify a third cultural tradition, intermediate between the previously postulated Early and Late Horizons. The three-horizon sequence, based on discrete changes in ornamental artifacts and mortuary practices, as well as on observed differences in soils within sites (Lillard, Heizer and Fenenga 1939), was later refined by Beardsley (1954). An expanded definition of artifacts diagnostic of each time period was developed, and its application extended to parts of the central California coast. Traits held in common allow the application of this system within certain limits of time and space to other areas of prehistoric central California.

In the southern San Joaquin Valley, with the exception of Hewes's excavation at CA-FRE-48 (the Tranquility Site), the foci of early investigations have been the old shorelines of the interior lakes: Tulare, Kern, and Buena Vista. In 1899, Dr. P. M. Jones directed fieldwork in the Buena Vista-Tulare Lake area of Kern County. Jones investigated 150 mounds and conducted trenching of several sites including CA-KER-53. In 1909, N. C. Nelson investigated prehistoric Site CA-KER-49, which is located to the west of Buena Vista Lake. Later, four surveys and excavations were conducted in the same locale under the auspices of the University of California. A compilation of these investigation results was published in 1926 by Gifford and Schenck.

As a result of this early work, an elaborate culture complex was defined for the late prehistoric period. This complex can be ascribed probably to the Yokuts and their direct ancestors. The material culture of this late temporal period complex included steatite vessels and beads, finely-made projectile points, pottery, shaped stone mortars, *Tivela* disc beads, use of asphaltum, and the presence of metates and manos. Flexed burials were the predominant interment mode. Earlier complexes underlying the late cultural expressions were represented by chipped stone crescents, large projectile points, atlatl spurs, and weights. Mortuary practices, generally thought to be related, include extended rather than flexed burial position, a situation analogous to that of the northern valley (Gifford and Schenck 1926; Lillard, Heizer, and Fenenga 1939; Moratto 1972).

Presence of "Early Man," although not found in direct association with extinct animals, is demonstrated by the frequency of chipped stone crescents and fluted points similar to those of the Clovis-Folsom Complex in the American Southwest. Although fluted points have been found near the shores of Tulare Lake, an area that has also produced surface finds of extinct mammal bone of Pleistocene age, the association is not substantiated by controlled excavations and remains speculative (Riddell and Olsen 1969). Most of the point collection had been acquired by D. Witt over a period of 30 years.

Under the direction of Wedel (1941), the Civil Works Administration, in conjunction with the Smithsonian Institution, initiated the first major excavations using stratigraphic controls. Investigations of CA-KER-39 and CA-KER-60 as well as several smaller sites near Buena Vista Lake produced evidence of two distinct cultural entities or occupation periods. Wedel lacked methods for dating these two entities by cross-comparison of the assemblages, he tentatively stated that the early occupation at Buena Vista Lake appeared to be temporally older and less developed than the Early Horizon (Windmiller Pattern) of the Delta region. He compared this early component to the Oak Grove or Milling Stone culture of the Santa Barbara area (Rogers 1939). He divided the later cultural entity into two distinct phases, both clearly distinguished from the earlier cultural phase by artifact types. Wedel (1941:144-145) estimated that neither of these cultural periods exceeded 1500 B.P. (years Before the Present). Later, other investigators proposed far earlier ages for these early occupations, with dates ranging from 2000 to 7000 B.P. (Baumhoff and Olmstead 1963, 1964; Heizer 1964; Meighan 1959).

Later investigations in 1963 and 1964 at CA-KER-116 near Buena Vista Lake produced materials similar to Wedel's early occupation. These materials occurred in the lower levels of the "upper deposit," while an even deeper cultural deposit yielded materials similar to those of the San Dieguito Complex. Artifacts included a chipped stone crescent, crude point fragments, and an atlatl spur. Radiocarbon age determinations on shell from the lowest cultural levels returned a date of circa 8200 B.P. (Fredrickson and Grossman 1966, 1977; Fredrickson 1967).

Despite the previously mentioned investigations, the prehistory of the southern San Joaquin remains as yet poorly understood, without a tightly defined chronological sequence of cultural development.

Ethnology

Ethnographic literature is often uncertain in definition of cultural boundaries for Indian groups. Early displacement by white intrusion resulted in population shifts to avoid conflict with the Spanish, and later with the miners and settlers. The ravages of disease and warfare decimated the native people, further weakening cultural identity. Informants were often uncertain of original territories of the various tribal groupings.

The Yokuts were members of the Penutian language family which held all of the Central Valley, San Francisco Bay Area, and the Pacific Coast from Marin County to near Point Sur. The Yokuts differed from other ethnographic groups in California as they had true tribal divisions with group names (Kroeber 1925). Each tribe spoke a particular dialect, common to its members, but similar enough to other Yokuts that they were mutually intelligible (Kroeber 1925).

Trade was well developed, with mutually beneficial interchange of needed or desired goods. Obsidian, rare in the San Joaquin Valley, was obtained by trade with Paiute and Shoshoni groups on the eastern side of the Sierra Nevada, where numerous sources of this material are located, and to some extent from the Napa Valley to the north. Shell beads, obtained by the Yokuts from coastal people, and acorns, rare in the Great Basin, were among many items exported to the east by Yokuts traders (Davis 1961).

Economic subsistence was based on the acorn, with substantial dependency on gathering and processing of wild seeds and other vegetable foods. The rivers, streams, and sloughs which formed a maze within the valley provided abundant food resources such as fish, shellfish, and turtles. Game, wild fowl, and small mammals were trapped and hunted to provide protein augmentation of the diet. In general, the eastern portion of the San Joaquin Valley provided a lush environment of varied food resources, with the estimated large population centers reflecting this abundance (Cook 1955; Baumhoff 1963).

Settlements were oriented along the water ways, with their village sites normally placed adjacent to these features for their nearby water and food resources. House structures varied in size and shape (Latta 1949; Kroeber 1925). The housepit depressions ranged in diameter from between 3 to 18 meters.

Latta (1949:99) reported that a village of 200 to 300 Yokuts might have four or five large houses that were used for ten or twelve years or until a family member died, at which time the Indians burned the house in which the death had occurred. If a sick or aged person died outside the dwelling, the family did not burn the house. When a Northern Yokuts died, his body was cremated or buried in a flexed position. Southern tribes normally buried their dead, although they did cremate shamans, persons who died away from their village and, among the Tachi, persons of great importance.

The Yokuts experienced severe depopulation after contact with the Spanish and subsequent explores. The most devastating impacts of the Spanish colonization effort were not the result of military conflicts, but came from Old World diseases newly introduced to the native people.

Historical Context

Early Explorations

The early recorded inhabitants of the region were members of the Yokuts tribe. Although the Spanish missions were established closer to the Pacific coast between 1769 and 1817, the general project area was first visited in the early 1800s by Spanish explorers, who visited the San Joaquin Valley with three goals: to search for runaway neophytes from the missions in the coastal regions, to punish the Indian raiders, and to select sites for new missions. In 1806, a group led by Gabriel Moraga and Father Pedro Muñoz, left Mission San Juan Bautista heading north to about the Mokelumne River**.** They then turned south, and travelled along the edge of the mountains crossing the San Joaquin River and passing through Tejon Pass, arriving at Mission San Fernando. In 1815, José Dolores Pico marched an expedition group from Monterey into the region. Following the San Joaquin River, he passed through the area in search of runaways, traveling as far south as the Kern River. The expedition returned to the starting point in Monterey with nine prisoners and a number of horses.

After control of California passed from Spain to Mexico in 1822, Mexican explorations into the interior continued, with José Dolores Pico conducting a major expedition along the San Joaquin River in 1825-1826. This expedition was considered successful in that some neophytes were captured, hostile Indians killed, some of the tribal groups intimidated, and some stolen horses recovered. In 1828, Sebastián Rodríguez led a similar expedition into the same region. His expedition captured a number of neophytes as well as some of the stolen horses, an item that had become an important dietary staple for the Indian tribes in the San Joaquin Valley region (Beck and Haase 1974).

The expeditions did not leave physical evidence, but there were definitely effects to the Native American populations. Causing even more of an effect on the native population were the diseases brought in to the Native populations of the Central Valley in the early 1830s.

Ranchos

In Fresno County, there was only one early land grant, a rancho along the current southern border of the county: Laguna de Tache. The era of the Spanish and Mexican land grants did not directly affect the project area.

Fresno Region History

The lands of the project region were recognized early in time for their agricultural value. Early land use included grazing and dry lands crops such as grains. Over time, a system of ditches was

constructed to bring a reliable source of water to much more of the county, allowing the planting of orchards and vineyards, as well as the cultivation of a wider variety of crops.

In addition, transportation for the farm products to wider markets with the addition of railroad systems in the region. A branch of Southern Pacific route is located the north of the project area, on the north side of Shepherd Avenue. The railroad route is now the Fresno Clovis Rail Trail.

RESEARCH

A record search was conducted for the project area at the Southern San Joaquin Valley Archaeological Information Center of the California Historical Resources Information System on July 12, 2022. (RS#22-266, Appendix 2).

There are no known sites on the project area, and the Enterprise Canal (P-10-000594) is located within the 0.25-mile radius of the project area. No portion of the project area has ever been previously surveyed for cultural resources.

Two older surveys, have been conducted in the search radius (citations and map in Appendix 2).

FIELD ASSESSMENT

Mike Lawson (resume, Appendix 2) completed the field survey of the project area on June 21, 2022, with complete coverage (Figure 3).

The survey included four adjacent residences and surrounding yards on East Shepherd Avenue, and one at the corner of East Shepherd and North Maple Avenues, facing North Maple. The property is in a residential area and almost all of the neighboring land has been converted to modern high density residential.

The survey strategy involved parallel transects of two to five meters apart, dictated by the shape of yards, fencing, animals, and obstacles such as stored vehicles, piled trash and dense bushes.

The vegetation was uniformly dense dry seasonal grass, overgrown ornamental bushes, non-native trees, and sparse green lawn grass.

The soil was a light tan sandy loam with light gravel content and no cobble fraction. Observed gravels and coarse sand appeared as granitic components including quartz and feldspar. Visibility was fair to good depending on presence or absence of vegetation.

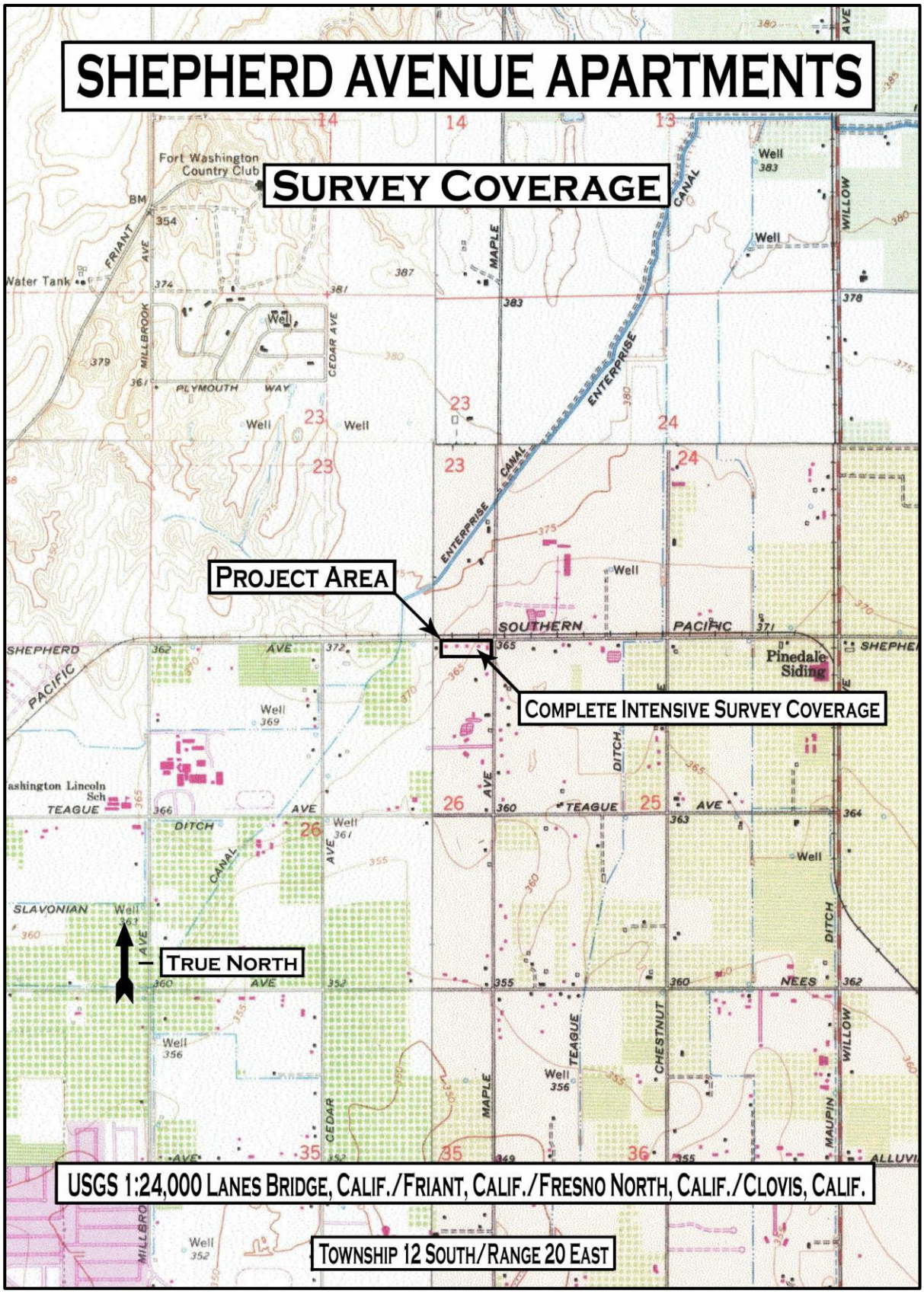

SHEPHERD AVENUE APARTMENTS
SURVEY COVERAGE
PROJECT AREA
COMPLETE INTENSIVE SURVEY COVERAGE
TRUE NORTH
USGS 1:24,000 LANES BRIDGE, CALIF./FRIANT, CALIF./FRESNO NORTH, CALIF./CLOVIS, CALIF.
TOWNSHIP 12 SOUTH/RANGE 20 EAST
Fort Washington Country Club
Water Tank
FRIANT AVE
MILLBROOK
PLYMOUTH WAY
CEDAR AVE
MAPLE
ENTERPRISE CANAL
WILLOW
SOUTHERN PACIFIC
Pinedale Siding
SHEPHERD
TEAGUE
DITCH
CANAL
SLAVONIAN
NEES
CHESTNUT
MAUPIN
Well

Figure 3

No prehistoric period cultural resources were observed during the course of the survey. Four historic period resources have been recorded in the project area: 1831, 1865, 1897 and 1925 East Shepherd Avenue, built between 1965 and 1971. The fifth house on the property is located at 8929 North Maple, was built in 1978, and is less than 50 years in age, requiring no recordation or evaluation.

The four residences over 50 years in age were field were recorded; site records are included in Appendix 3.

Site Descriptions

1831 East Shepherd Avenue

This is a single-family home with stucco over brick walls, wide eaves and aluminum-framed windows, there are decorative steel scrollwork supports on the front porch. There is an attached one-car garage. The roof is newer composition shingle, with heating and air conditioning unit attached.

A wooden shed with a garage door lies behind the residence. The building has plywood siding and composition shingle roof.

The house is a hipped roof Ranch house with the typical long roof ridge parallel to the front of the house. This example has been extensively modified, however, and the western end has been extended front and back and the whole house re-roofed. This has resulted in a western section that is, essentially, under a pyramidal roof.

1865 East Shepherd Avenue

This single-family home is partly stucco over brick siding. There is no garage, but a carport is on the west side in front. It has a hipped roof with modern composition shingles and newer HVAC system gear mounted on the peak. The windows are aluminum-framed, but the doors appear to be originals.

The house is essentially a hipped roof ranch house with the typical long roof ridge parallel to the front of the house. The carport is formed by an addition to the roof forming a flat extension. A similar extension in the rear forms a back porch. The backyard features two minor sheds and numerous junked cars.

1897 East Shepherd Avenue

A single-family home that features a center section of brick, with the ends and sides stucco. It has aluminum-framed windows and replacement doors throughout. There is no garage or carport. The roof has wide eaves and is hipped and clad with wooden shake shingles, that may be original given their poor condition. There is a possible addition to the rear west end of the house with plywood siding and a low-pitched roof attached to the eave.

This is generally a typical example of what is commonly known as the "California Ranch" substyle with cross-hipped roof, including two gable-on-hipped features, although its lack of a garage and the added sections on the rear of the roof detract from this.

1925 East Shepherd Avenue

The single-family home has a stucco over brick center section and stucco for the remainder. There is no garage or carport. There are aluminum-framed windows and what appears to be original doors throughout. The hipped roof with wide eaves has weathered wood-shake shingles matching those of the house next door. There is a possible addition to the east back side featuring a low-pitched roof attached to the eave.

Like others in this row of houses, this is a hipped roof Ranch style building. Its layout is the standard for this style with bedrooms on the west, entry and living areas in the center and a garage on the east.

SITE EVALUATIONS

The architectural foundation of the modern Ranch Style home was rooted in traditional American Southwest Colonial design that featured linear-shaped, one-story dwellings with simple roofs often with a veranda along one façade. These buildings were suited to the climate and open spaces that typified this region. They were relatively simple to build, maintain and were well suited to the lifestyle of southwestern resident.

The popularity of the Ranch Style house is credited to Clifford May, a self-taught architect, big band leader and furniture designer, who was a descendent of an early Californian Spanish family and grew up in a ranch style home. To him, as expressed in an interview in 1936, "The early Californians had the right idea. They built for the seclusion and comfort of their families, for the enjoyment of relaxation in their homes. We want to perpetuate these ideas of home building (www.ranchstyle.com)." During his career, May was responsible for the design of approximately 20,000 homes, mainly in Southern California (Timberg 2005).

In the San Francisco Bay Area, architect William W. Worster designed many Ranch Style homes and collaborated with Sunset Magazine to promote the style (Bricker in Slaton and Foulks 2000). The widespread adoption of the Ranch Style for home building was accelerated by the post- World War II building boom. Between 1944 to 1946, home starts in the United States increased eight-fold from 114,000 to 937,000 units. The peak in this boom was reached in 1950 with the construction of 1,692,000 homes (Ames and McClelland 2002). Of the 1,692,000 homes built in 1950, ninety percent, or over 1.5 million, were Ranch Style (Rybczynski 2007). Some estimates suggest that during the post War building boom period from 1945-70, roughly 70 percent of the new homes built in America were Ranch Style homes.

1831 East Shepherd Avenue

This residence, and its neighbors on Shepherd, were perhaps built as a tract, probably by a local developer. They each differ slightly but are very much of the same style. They have served throughout their useful existences as housing for local working families.

The research has shown that the building is not associated with important events in California or local history. The residence was simply one of the many residences built throughout the Central Valley in the era. The building is not eligible for the California Register under Criterion A.

There does not appear to be any association with people important in California or local history, and the building is not eligible under Criterion B.

The Ranch Style was immensely popular in the 1950s and 1960s, although the hipped roof variant was generally reserved for smaller tract houses and rural examples (McAlester 2015: 597). The residence is a common design for residential buildings and the later modifications further reduce its architectural integrity. It can be concluded that it does not embody "the distinctive characteristics of a type, period, region, or method of construction" and it is not eligible for the California Register under Criterion C.

The residence was built late enough in time that the owner would have employed county services for disposal of trash and garbage. The survey of the rest of the property failed to identify any possible disposal pits. Therefore, there does not appear to be any potential for gaining information through archeological techniques and the building is not eligible under Criterion D.

1865 East Shepherd Avenue

This residence, and its neighbors on Shepherd Avenue, were built as a tract, probably by a local

developer. They each differ slightly but are very much of the same style. They have served throughout their useful existences as housing for local working families.

The research has shown that the building is not associated with important events in California or local history. The residence was simply one of the many residences built throughout the Central Valley in the era. The building is not eligible for the California Register under Criterion A.

There does not appear to be any association with people important in California or local history, and the building is not eligible under Criterion B.

The Ranch Style was immensely popular in the 1950s and 1960s, although the hipped roof variant was generally reserved for smaller tract houses and rural examples (McAlester 2015: 597). The residence is a common design for residential buildings. It can be concluded that it does not embody "the distinctive characteristics of a type, period, region, or method of construction" and it is not eligible for the California Register under Criterion C.

The residence was built late enough in time that the owner would have employed county services for disposal of trash and garbage. The survey of the rest of the property failed to identify any possible disposal pits. Therefore, there does not appear to be any potential for gaining information through archeological techniques and the building is not eligible under Criterion D.

1897 East Shepherd Avenue

This residence, and its neighbors on Shepherd Avenue, were built as a tract, probably by a local developer. They each differ slightly but are very much of the same style. They have served throughout their useful existences as housing for local working families.

The research has shown that the building is not associated with important events in California or local history. The residence was simply one of the many residences built throughout the Central Valley in the era. The building is not eligible for the California Register under Criterion A.

There does not appear to be any association with people important in California or local history, and the building is not eligible under Criterion B.

The ranch style was immensely popular in the 1950s and 1960s, and the cross hipped roof variant was the most popular type of ranch (McAlester 2015: 597). Although it has many of the typical features of the "California Ranch" subtype, the lack of a garage is very unusual and there have been extensions of the roof that do not fit the style. It can be concluded that it does not embody "the distinctive characteristics of a type, period, region, or method of construction" and it is not

eligible for the California Register under Criterion C.

The residence was built late enough in time that the owner would have employed county services for disposal of trash and garbage. The survey of the rest of the property failed to identify any possible disposal pits. Therefore, there does not appear to be any potential for gaining information through archeological techniques and the building is not eligible under Criterion D.

1925 East Shepherd Avenue

This residence, and its neighbors on Shepherd Avenue, were built as a tract, probably by a local developer. They each differ slightly but are very much of the same style. They have served throughout their useful existences as housing for local working families.

The research has shown that the building is not associated with important events in California or local history. The residence was simply one of the many residences built throughout the Central Valley in the era. The building is not eligible for the California Register under Criterion A. There does not appear to be any association with people important in California or local history, and the building is not eligible under Criterion B.

The Ranch Style was immensely popular in the 1950s and 1960s, although the hipped roof variant was generally reserved for smaller tract houses and rural examples (McAlester 2015: 597). The residence is a common design for residential buildings. It can be concluded that it does not embody "the distinctive characteristics of a type, period, region, or method of construction" and it is not eligible for the California Register under Criterion C.

The residence was built late enough in time that the owner would have employed county services for disposal of trash and garbage. The survey of the rest of the property failed to identify any possible disposal pits. Therefore, there does not appear to be any potential for gaining information through archeological techniques and the building is not eligible under Criterion D.

RECOMMENDATIONS

Although no prehistoric sites were found during the survey, there is a slight possibility that a site may exist and be totally obscured by vegetation, fill, or other historic activities, leaving no surface evidence. Should artifacts or unusual amounts of stone, bone, or shell be uncovered during construction activities, an archeologist should be consulted for on-the-spot evaluation of the finding. If the bone appears to be human, state law requires that the Fresno County Coroner be contacted. If the Coroner determines that the bone is human and is most likely Native American in origin, he must

contact the Native American Heritage Commission (916-322-7791).

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APPENDIX 1

Resumes

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PEAK & ASSOCIATES, INC.
RESUME

MELINDA A. PEAK **January 2022**
Senior Historian/Archeologist
3941 Park Drive, Suite 20 #329
El Dorado Hills, CA 95762
(916) 939-2405

PROFESSIONAL EXPERIENCE

Ms. Peak has served as the principal investigator on a wide range of prehistoric and historic excavations throughout California. She has directed laboratory analyses of archeological materials, including the historic period. She has also conducted a wide variety of cultural resource assessments in California, including documentary research, field survey, Native American consultation and report preparation.

In addition, Ms. Peak has developed a second field of expertise in applied history, specializing in site-specific research for historic period resources. She is a registered professional historian and has completed a number of historical research projects for a wide variety of site types.

Through her education and experience, Ms. Peak meets the Secretary of Interior Standards for historian, architectural historian, prehistoric archeologist and historic archeologist.

EDUCATION

M.A. - History - California State University, Sacramento, 1989
Thesis: *The Bellevue Mine: A Historical Resources Management Site Study in Plumas and Sierra Counties, California*
B.A. - Anthropology - University of California, Berkeley

RECENT PROJECTS

Ms. Peak completed the cultural resource research and contributed to the text prepared for the DeSabla-Centerville PAD for the initial stage of the FERC relicensing. She also served cultural resource project manager for the FERC relicensing of the Beardsley-Donnells Project. For the South Feather Power Project and the Woodleaf-Palermo and Sly Creek Transmission Lines, her team completing the technical work for the project.

In recent months, Ms. Peak has completed several determinations of eligibility and effect documents in coordination with the Corps of Engineers for projects requiring federal permits, assessing the eligibility of a number of sites for the National Register of Historic Places. She has also completed historical research projects on a wide variety of topics for a number of projects including the development of navigation and landings on the Napa River, wineries, farmhouses dating to the 1860s, bridges, an early roadhouse, Folsom Dam and a section of an electric railway line.

In recent years, Ms. Peak has prepared a number of cultural resource overviews and predictive models for blocks of land proposed for future development for general and specific plans. She has been able to direct a number of surveys of these areas, allowing the model to be tested.

She served as principal investigator for the multi-phase Twelve Bridges Golf Club project in Placer County. She served as liaison with the various agencies, helped prepare the historic properties treatment plan, managed the various phases of test and data recovery excavations, and completed the final report on the analysis of the test phase excavations of a number of prehistoric sites. She is currently involved as the principal investigator for the Teichert Quarry project adjacent to Twelve Bridges in the City of Rocklin, coordinating contacts with Native Americans, the Corps of Engineers and the Office of Historic Preservation.

Ms. Peak has served as project manager for a number of major survey and excavation projects in recent years, including the many surveys and site definition excavations for the 172-mile-long Pacific Pipeline proposed for construction in Santa Barbara, Ventura and Los Angeles counties. She also completed an archival study in the City of Los Angeles for the project. She also served as principal investigator for a major coaxial cable removal project for AT&T.

Additionally, she completed a number of small surveys, served as a construction monitor at several urban sites, and conducted emergency recovery excavations for sites found during monitoring. She has directed the excavations of several historic complexes in Sacramento, Placer and El Dorado Counties.

Ms. Peak is the author of a chapter and two sections of a published history (1999) of Sacramento County, *Sacramento: Gold Rush Legacy, Metropolitan Legacy*. She served as the consultant for a children's book on California, published by Capstone Press in 2003 in the Land of Liberty series.

PEAK & ASSOCIATES, INC.
RESUME

MICHAEL LAWSON **January 2022**
Archeological Specialist
3941 Park Drive, Suite 20-329
El Dorado Hills, CA 95672
(916) 939-2405

PROFESSIONAL EXPERIENCE
Mr. Lawson has compiled an excellent record of supervision of excavation and survey projects for both the public and private sectors over the past twenty-two years. He has conducted a number of surveys throughout northern and central California, as well as serving as an archeological technician and crew chief for a number of excavation projects.

EDUCATION
B.A. - Anthropology - California State University, Sacramento

Special Course: Comparative Osteology. University of Tennessee, Knoxville. Forensic Anthropology Center. January 2018.

Intensive lab and outdoor study with human example from outdoor research facility, including typical and non-metric examples, compared with fifty non-human species most commonly confused with human remains. Outdoor research facility "The Body Farm" study included survey, photography, collection and identification of faunal and human bone fragments, with a Power Point presentation discussing finds.

EXPERIENCE
- Extensive monitoring of open space, streets and project development areas for prehistoric period and historic period resources. Areas monitored include Sutter Street in Folsom; Mud Creek Archeological District in Chico; Camp Roberts, San Luis Obispo County; Avila Beach, San Luis Obispo County; Edgewood Golf Course, South Lake Tahoe; Davis Water Project, Davis; Star Bend levee section, Sutter County; Feather River levees, Sutter County; Bodega Bay, Sonoma County; San Jose BART line extension, Santa Clara County; and numerous sites for PG&E in San Francisco.
- Over twenty years of experience working in CRM, volunteer, and academic settings in California historic, proto-historic, and prehistoric archaeology.
- Expertise in pedestrian survey, excavation, feature (including burial) exposure, laboratory techniques, research. Field positions include crew chief and lead technician.

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APPENDIX 2

Record Search

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California Historical Resources Information System



Fresno
Kern
Kings
Madera
Tulare

Southern San Joaquin Valley Information Center
California State University, Bakersfield
Mail Stop: 72 DOB
9001 Stockdale Highway
Bakersfield, California 93311-1022
(661) 654-2289
E-mail: ssjvic@csub.edu
Website: www.csub.edu/ssjvic

7/12/2022

Robert Gerry
Peak & Associates, Inc.
3941 Park Drive, Suite 30-329
El Dorado Hills, CA 95762

Re: Shepherd Avenue Apartments
Records Search File No.: 22-266

The Southern San Joaquin Valley Information Center received your record search request for the project area referenced above, located on the Clovis & Fresno North USGS 7.5' quads. The following reflects the results of the records search for the project area and the 0.25 mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☒ custom GIS maps ☐ GIS data

Resources within project area:	None
Resources within 0.25 mile radius:	P-10-005934
Reports within project area:	None
Reports within 0.25 mile radius:	FR-00273, 00389

Resource Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Resource Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Digital Database Records:	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Report Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Report Digital Database Records:	☐ enclosed	☒ not requested	☐ nothing listed
Resource Record Copies:	☒ enclosed	☐ not requested	☐ nothing listed
Report Copies:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Built Environment Resources Directory:	☐ enclosed	☐ not requested	☒ nothing listed
Archaeological Determinations of Eligibility:	☐ enclosed	☐ not requested	☒ nothing listed
CA Inventory of Historic Resources (1976):	☐ enclosed	☐ not requested	☒ nothing listed

Caltrans Bridge Survey: Not available at SSJVIC; please see https://dot.ca.gov/programs/environmental-analysis/cultural-studies/california-historical-bridges-tunnels

Ethnographic Information: Not available at SSJVIC

Historical Literature: Not available at SSJVIC

Historical Maps: Not available at SSJVIC; please see http://historicalmaps.arcgis.com/usgs/

Local Inventories: Not available at SSJVIC

GLO and/or Rancho Plat Maps: Not available at SSJVIC; please see http://www.glorecords.blm.gov/search/default.aspx#searchTabIndex=0&searchByTypeIndex=1 and/or http://www.oac.cdlib.org/view?docId=hb8489p15p;developer=local;style=oac4;doc.view=items

Shipwreck Inventory: Not available at SSJVIC; please see https://www.slc.ca.gov/shipwrecks/

Soil Survey Maps: Not available at SSJVIC; please see http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

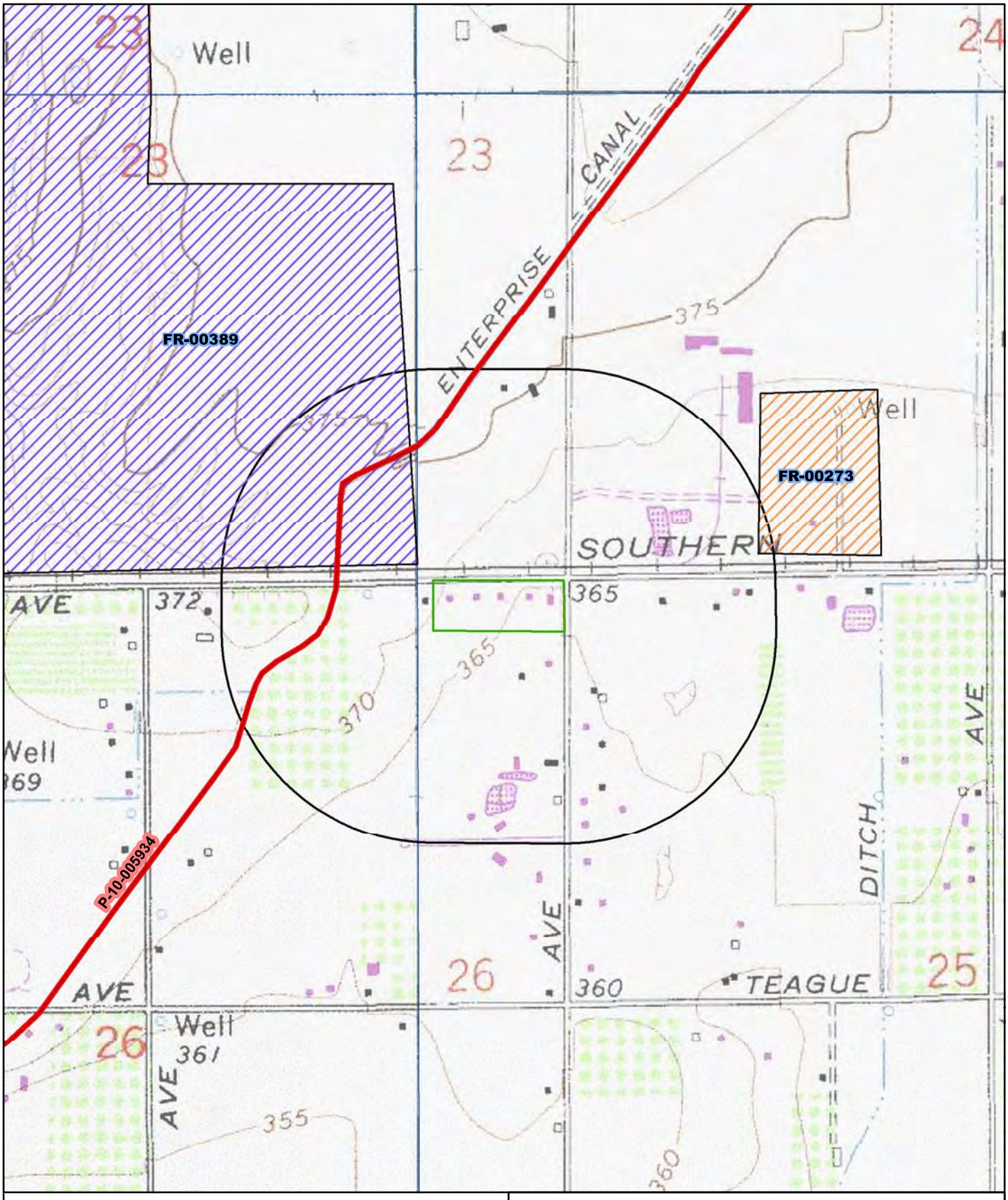
Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Invoices for Information Center services will be sent under separate cover from the California State University, Bakersfield Accounting Office.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

Celeste M. Thomson
Coordinator



May depict confidential cultural resource locations.
Do not distribute.

0 0.05 0.1 0.2 Miles

0 0.075 0.15 0.3 Kilometers

N

Project Area

Record Search radius

SSJV Information Center Record Search 22-266
Requester: Robert Gerry, Peak & Associates, Inc.
Project Name: Shepherd Avenue Apartments
USGS 7.5' Quad(s): Clovis, Fresno North, Friant, Lanes Bridge
County: Fresno

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Report List

SSJVIC Record Search 22-266

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
FR-00273		1991	Bissonnette, Linda Dick	Cultural Resources Survey for the Chestnut/Shepherd Avenues Urban Retention Basin In Fresno County	Michael Paoli and Associates	
FR-00389		1978	Cursi, Kathleen L. and Varner, Dudley M.	Archaeological Reconnaissance of the Park Ft. Washington Project, Fresno County, California	California State University, Fresno	

Resource List

SSJVIC Record Search 22-266

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-10-005934	CA-FRE-003564H	Resource Name - Enterprise Canal; OTIS Resource Number - 534499; OHP Property Number - 163775	Structure	Historic	HP20	2007 (R. Baloian, Applied EarthWorks, Inc.); 2013 (Randy Baloian, Applied EarthWorks, Inc.); 2017 (Ward Stanley and Randy Baloian, Applied EarthWorks, Inc.)	FR-02615, FR-02919, FR-03067

APPENDIX 3

Site Records

1831 East Shepherd Avenue

1865 East Shepherd Avenue

1867 East Shepherd Avenue

1897 East Shepherd Avenue

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

*Resource Name or #: 1831 East Shepherd

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Fresno

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Clovis **Date:** 1964 (PR81) T12S, R20E; NE ¼ **of** NE ¼ **of Sec** 26; M.D. **B.M.**

c. Address: 1831 East Shepherd Avenue City: Fresno Zip: 93720

d. UTM: NAD 27 Zone: 10 ; 02 54 930 mE/ 40 83 375 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
The westernmost of a line of four residences on the south side of Shepherd Avenue just west of Maple Avenue
APN: 403-030-01

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

This is a single family home with stucco over brick walls, wide eaves and aluminum-framed windows, There are decorative steel scrollwork supports on the front porch. There is an attached one-car garage. The roof is newer composition shingle, with heating and air conditioning unit attached.

A wooden shed with garage door lies behind the residence. It has plywood siding and composition shingle roof.

The house is a hipped roof ranch house with the typical long roof ridge parallel to the front of the house. This example has been extensively modified, however, and the western end has been extended front and back and the whole house re-roofed. This has resulted in a western section that is, essentially, under a pyramidal roof.

***P3b. Resource Attributes:** (List attributes and codes) HP-2, Single Family Property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1966 per County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Robert Gerry/Michael Lawson
Peak & Associates, Inc.
3941 Park Drive, Ste 20-329
El Dorado Hills, CA 95762

***P9. Date Recorded:**

***P10. Survey Type:** (Describe)
Complete, pedestrian for part of environmental clearance.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Cultural Resources Assessment of the Proposed Shepherd Avenue Apartments, Fresno, Fresno County, California. Peak & Associates, Inc., 2022.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 1831 East Shepherd

B1. Historic Name:
B2. Common Name: 1831 East Shepherd Avenue
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Hipped Roof Ranch
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1966—per County Assessor.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** 2 minor sheds and a trailer in the back yard.

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** None **Area:**
Period of Significance: **Property Type:** **Applicable Criteria:**
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence, and its neighbors on Shepherd, were built as a tract, probably by a local developer. They each differ slightly, but are very much of the same style. They have served throughout their useful existences as low cost housing for local working families.

The research has shown that the building is not associated with important events in California or local history. The residence was simply one of the many residences built throughout the Central Valley in the era. The building is not eligible for the California Register under Criterion B1.

There does not appear to be any association with people important in California or local history, and the building is not eligible under Criterion B2.

The ranch style was immensely popular in the 1950s and 1960s, although the hipped roof variant was generally reserved for smaller tract houses and rural examples (McAlester 2015: 597). The residence is a common design for residential buildings and the later modifications further reduce its architectural integrity. It can be concluded that it does not embody "the distinctive characteristics of a type, period, region, or method of construction" and it is not eligible for the California Register under Criterion B3

The residence was built late enough in time that the owner would have employed county services for disposal of trash and garbage. The survey of the rest of the property failed to identify any possible disposal pits. Therefore, there does not appear to be any potential for gaining information through archeological techniques and the building is not eligible under Criterion B4.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** McAlester, Virginia Savage. 2015 A Field Guide to American Houses. Alfred A. Knopf, New York.

B13. Remarks:

***B14. Evaluator:** M. Peak
***Date of Evaluation:** 7/20/2022

(Sketch Map with north arrow required.)

See attached sketch map.

(This space reserved for official comments.)



North side of house from Shepherd Avenue. Note the discontinuous trim exposure of under lying exposed brick work to the left of the door and the different window treatments on the two sides. This further illustrates the alterations that have been made since original construction.

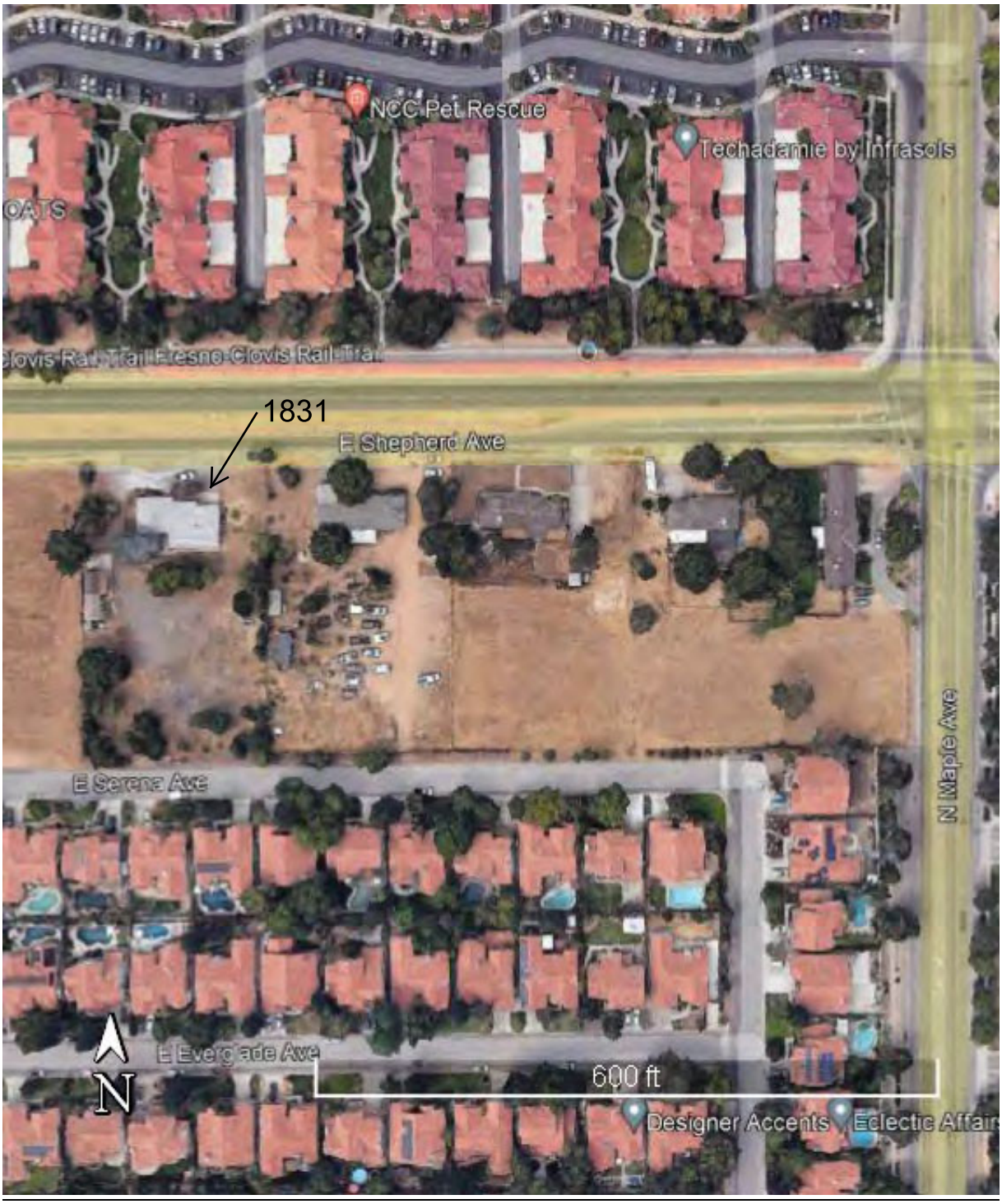


Rear of house looking NW

State of California ◆ Natural Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
SKETCH MAP	Trinomial

Page 4 **of** 5 ***Resource Name or #** (Assigned by recorder) 1831 East Shepherd

***Drawn by:** Google Earth and Gerry ***Date of map:** 7/25/2022



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

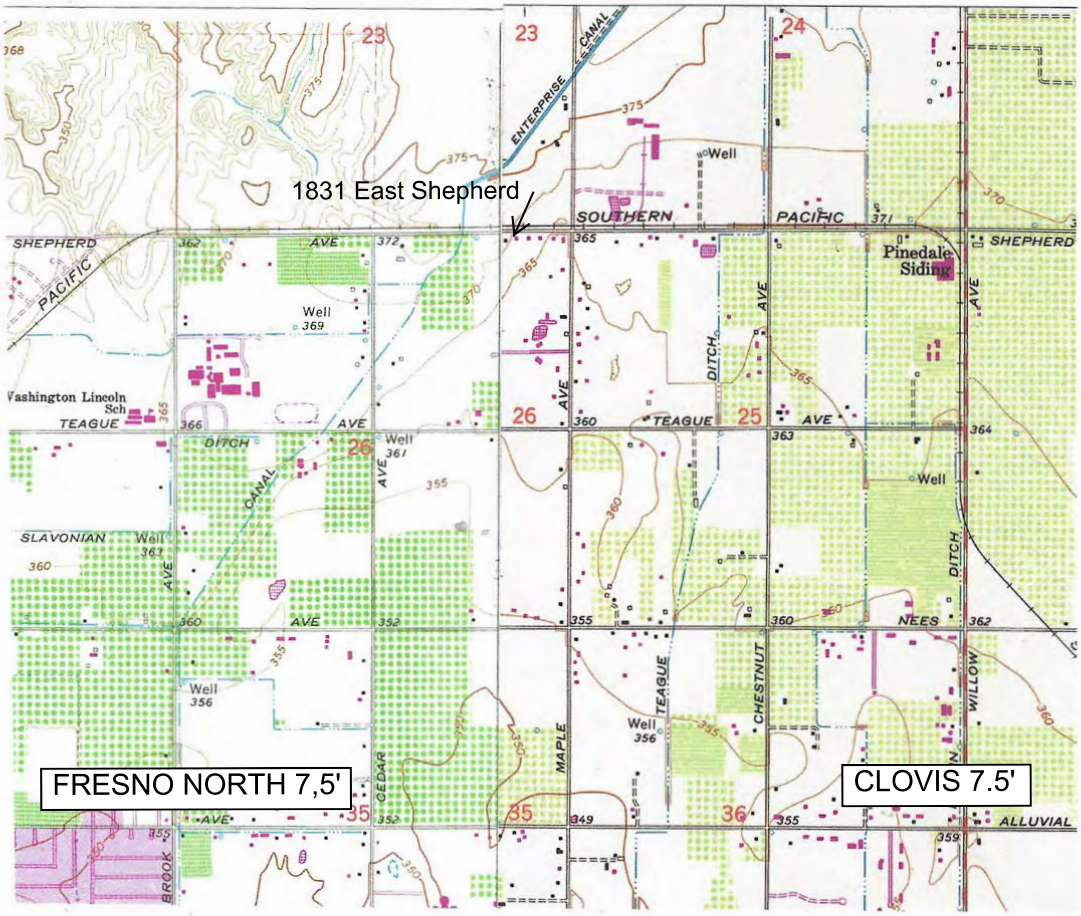
LOCATION MAP

Primary #
HRI#
Trinomial

*Resource Name or #: 1831 East Shepherd

*Map Name: Clovis 7.5'

*Scale: 1: 24,0000 *Date of Map: 1964



SCALE 1:24000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 5 0 1 KILOMETER

CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

*Required information

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

*Resource Name or #: 1865 East Shepherd

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Fresno

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Clovis **Date:** 1964 (PR81) T12S, R20E; NE ¼ **of** NE ¼ **of Sec** 26; M.D. **B.M.**

c. Address: 1865 East Shepherd Avenue City: Fresno Zip: 93720

d. UTM: NAD 27 Zone: 10 ; 02 54 982 mE/ 40 83 374 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
The second from the west of a line of four residences on the south side of Shepherd Avenue just west of Maple Avenue.
APN: 403-030-02

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This single family home is partly stucco over brick siding. There is no garage, but a carport is on the west side in front. It has a hipped roof with modern composition shingles and newer heating and AC system gear mounted on the peak. The windows are aluminum-framed, but the doors appear to be originals.

The house is essentially a hipped roof ranch house with the typical long roof ridge parallel to the front of the house. The carport is formed by an addition to the roof forming a flat eaxtension. A similar extension in the rear forms a back porch. The back yard features two minor sheds and numerous junked cars.

***P3b. Resource Attributes:** (List attributes and codes) HP-2, Single Family Property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1966 per County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Robert Gerry/Michael Lawson
Peak & Associates, Inc.
3941 Park Drive, Ste 20-329
El Dorado Hills, CA 95762

***P9. Date Recorded:**

***P10. Survey Type:** (Describe)
Complete, pedestrian for part of environmental clearance.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Cultural Resources Assessment of the Proposed Shepherd Avenue Apartments, Fresno, Fresno County, California. Peak & Associates, Inc., 2022.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 1865 East Shepherd

B1. Historic Name:
B2. Common Name: 1865 East Shepherd Avenue
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Hipped Roof Ranch
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1966—per County Assessor.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** Two minor sheds and several wreched cars in the back yard.
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** None **Area:**
Period of Significance: **Property Type:** **Applicable Criteria:**
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence, and its neighbors on Shepherd, were built as a tract, probably by a local developer. They each differ slightly, but are very much of the same style. They have served throughout their useful existences as low cost housing for local working families.

The research has shown that the building is not associated with important events in California or local history. The residence was simply one of the many residences built throughout the Central Valley in the era. The building is not eligible for the California Register under Criterion B1.

There does not appear to be any association with people important in California or local history, and the building is not eligible under Criterion B2.

The ranch style was immensely popular in the 1950s and 1960s, although the hipped roof variant was generally reserved for smaller tract houses and rural examples (McAlester 2015: 597). The residence is a common design for residential buildings. It can be concluded that it does not embody "the distinctive characteristics of a type, period, region, or method of construction" and it is not eligible for the California Register under Criterion B3

The residence was built late enough in time that the owner would have employed county services for disposal of trash and garbage. The survey of the rest of the property failed to identify any possible disposal pits. Therefore, there does not appear to be any potential for gaining information through archeological techniques and the building is not eligible under Criterion B4.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** McAlester, Virginia Savage. 2015 A Field Guide to American Houses. Alfred A. Knopf, New York.

B13. Remarks:

***B14. Evaluator:** M. Peak
***Date of Evaluation:** 7/20/2022

(Sketch Map with north arrow required.)

See attached sketch map.

(This space reserved for official comments.)

State of California ◆ Natural Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
SKETCH MAP	Trinomial

Page 4 **of** 5 ***Resource Name or #** (Assigned by recorder) 1865 East Shepherd

***Drawn by:** Google Earth and Gerry ***Date of map:** 7/25/2022



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

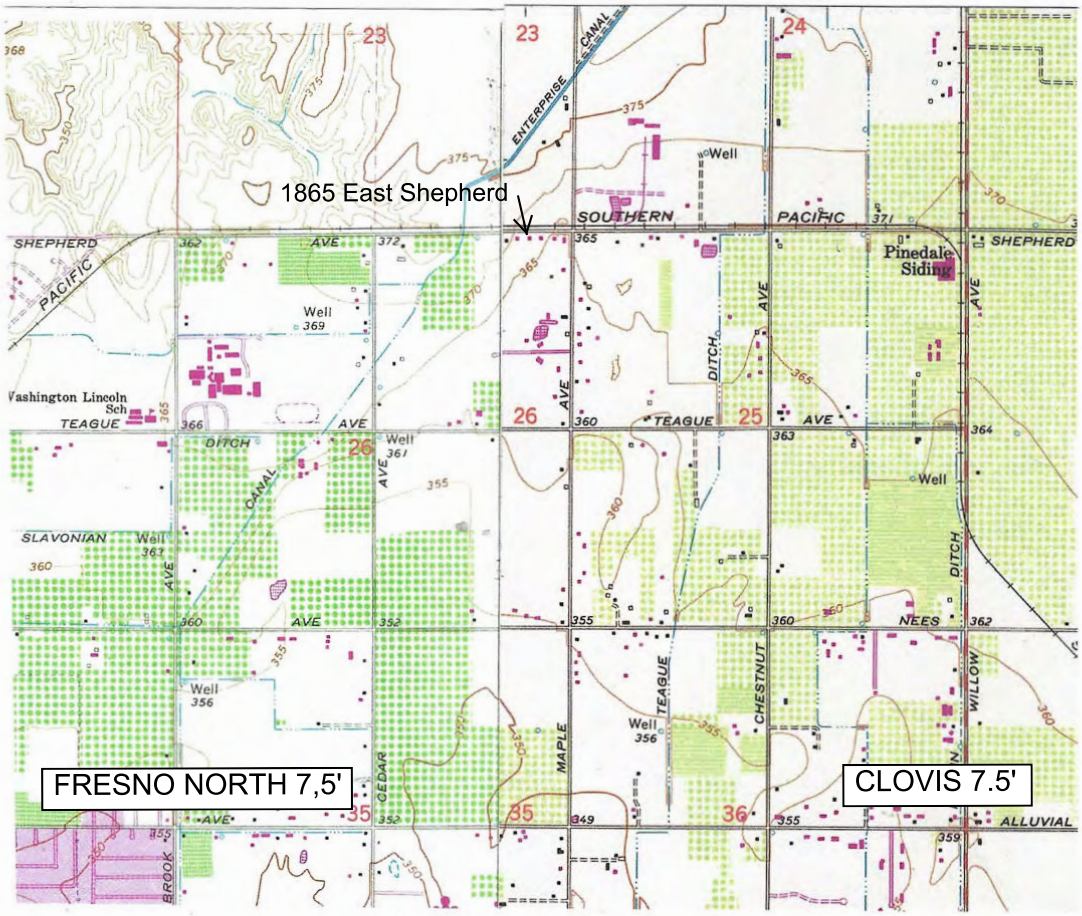
LOCATION MAP

Primary #
HRI#
Trinomial

*Resource Name or #: 1865 East Shepherd

*Map Name: Clovis 7.5'

*Scale: 1: 24,0000 *Date of Map: 1964



SCALE 1:24000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 5 0 1 KILOMETER

CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

*Required information

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

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

Page 1 of 5 | *Resource Name or #: 1897 East Shepherd

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Fresno

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Clovis **Date:** 1964 (PR81) T12S, R20E; NE ¼ **of** NE ¼ **of Sec** 26; M.D. **B.M.**

c. Address: 1897 East Shepherd Avenue City: Fresno Zip: 93720

d. UTM: NAD 27 Zone: 10 ; 02 55 038 mE/ 40 83 373 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
The second from the east of a line of four residences on the south side of Shepherd Avenue just west of Maple Avenue.
APN: 403-030-03

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
A single family home that features a center section of brick, with the ends and sides stucco. It has aluminum-framed windows and replacement doors throughout. There is no garage or carport.

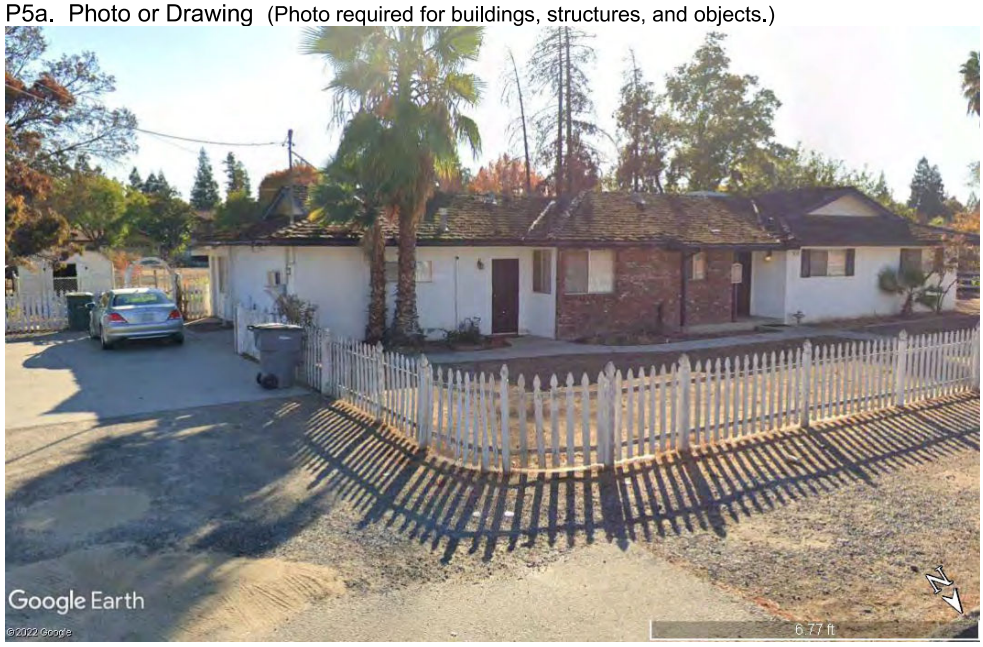
The roof has wide eaves and is hipped and clad with wooden shake shingles, that may be original given their poor condition. There is a possible addition to the rear west end of the house with plywood siding and a low pitched roof attached to the eave.

This is generally a typical example of what is commonly known as the "California Ranch" substyle with cross-hipped roof, including two gable-on-hipped features, although its lack of a garage and the added sections on the rear of the roof detract from this.

***P3b. Resource Attributes:** (List attributes and codes) HP-2, Single Family Property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1971 per County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Robert Gerry/Michael Lawson
Peak & Associates, Inc.
3941 Park Drive, Ste 20-329
El Dorado Hills, CA 95762

***P9. Date Recorded:**

***P10. Survey Type:** (Describe)
Complete, pedestrian for part of environmental clearance.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Cultural Resources Assessment of the Proposed Shepherd Avenue Apartments, Fresno, Fresno County, California. Peak & Associates, Inc., 2022.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 1897 East Shepherd

B1. Historic Name:
B2. Common Name: 1897 East Shepherd Avenue
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Hipped Roof Ranch
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1971—per County Assessor.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** 2 minor sheds and a trailer in the back yard.

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** None **Area:**
Period of Significance: **Property Type:** **Applicable Criteria:**
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence, and its neighbors on Shepherd, were built as a tract, probably by a local developer. They each differ slightly but are very much of the same style. They have served throughout their useful existences as low cost housing for local working families.

The research has shown that the building is not associated with important events in California or local history. The residence was simply one of the many residences built throughout the Central Valley in the era. The building is not eligible for the California Register under Criterion B1.

There does not appear to be any association with people important in California or local history, and the building is not eligible under Criterion B2.

The ranch style was immensely popular in the 1950s and 1960s, and the cross hipped roof variant was the most popular type of ranch (McAlester 2015: 597). Although it has many of the typical features of the "California Ranch " subtype, the lack of a garage is very unusual and there have been extensions of the roof that do not fit the style. It can be concluded that it does not embody "the distinctive characteristics of a type, period, region, or method of construction" and it is not eligible for the California Register under Criterion B3

The residence was built late enough in time that the owner would have employed county services for disposal of trash and garbage. The survey of the rest of the property failed to identify any possible disposal pits. Therefore, there does not appear to be any potential for gaining information through archeological techniques and the building is not eligible under Criterion B4.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** McAlester, Virginia Savage. 2015 A Field Guide to American Houses. Alfred A. Knopf, New York.

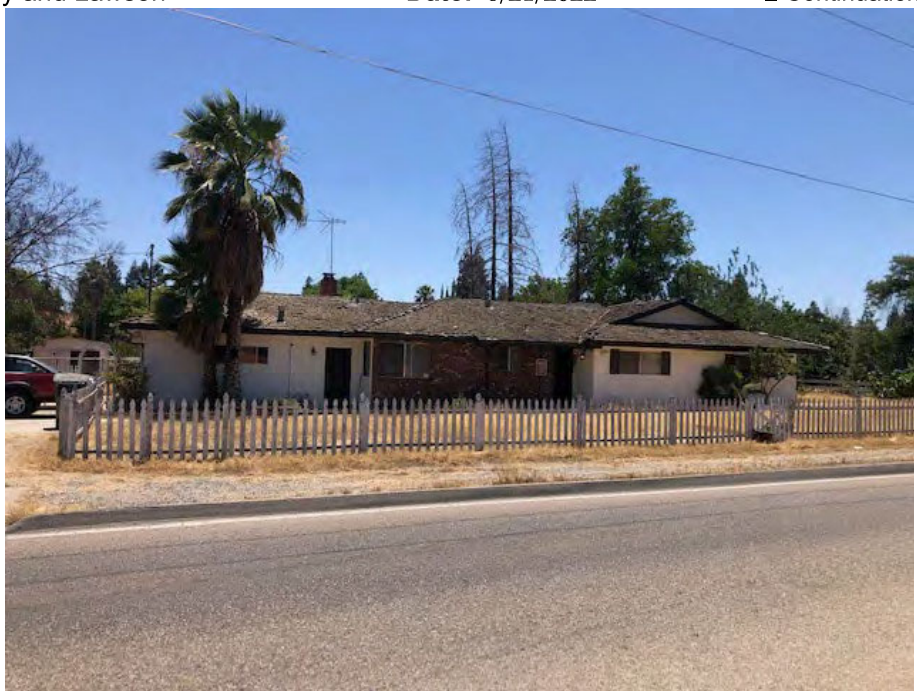
B13. Remarks:

***B14. Evaluator:** M. Peak
***Date of Evaluation:** 7/20/2022

(Sketch Map with north arrow required.)

See attached sketch map.

(This space reserved for official comments.)



North side of house from Shepherd Avenue.



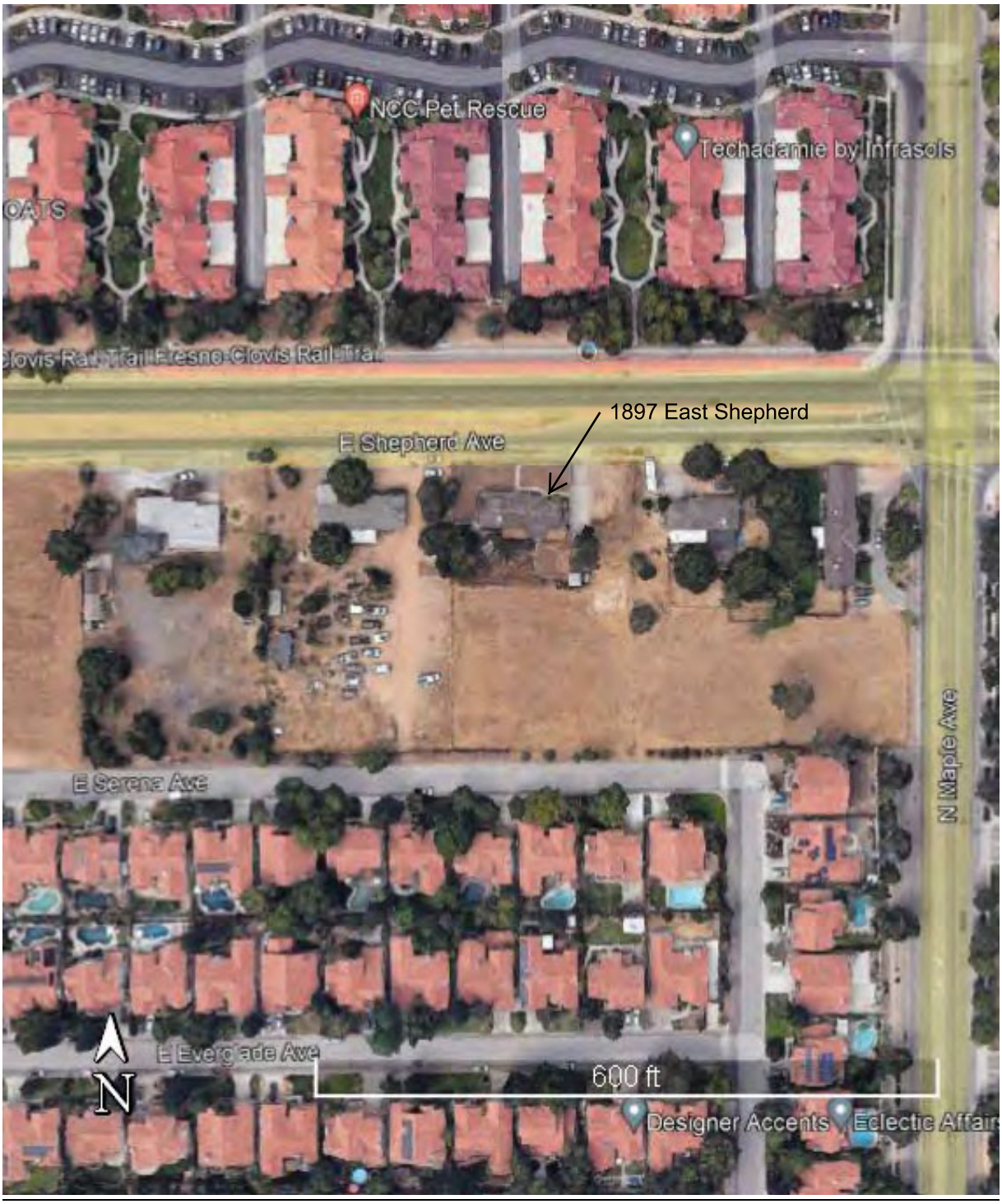
Rear of house looking N

State of California ◆ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary #
HRI#
Trinomial

Page 4 **of** 5 ***Resource Name or #** (Assigned by recorder) 1897 East Shepherd

***Drawn by:** Google Earth and Gerry ***Date of map:** 7/25/2022



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

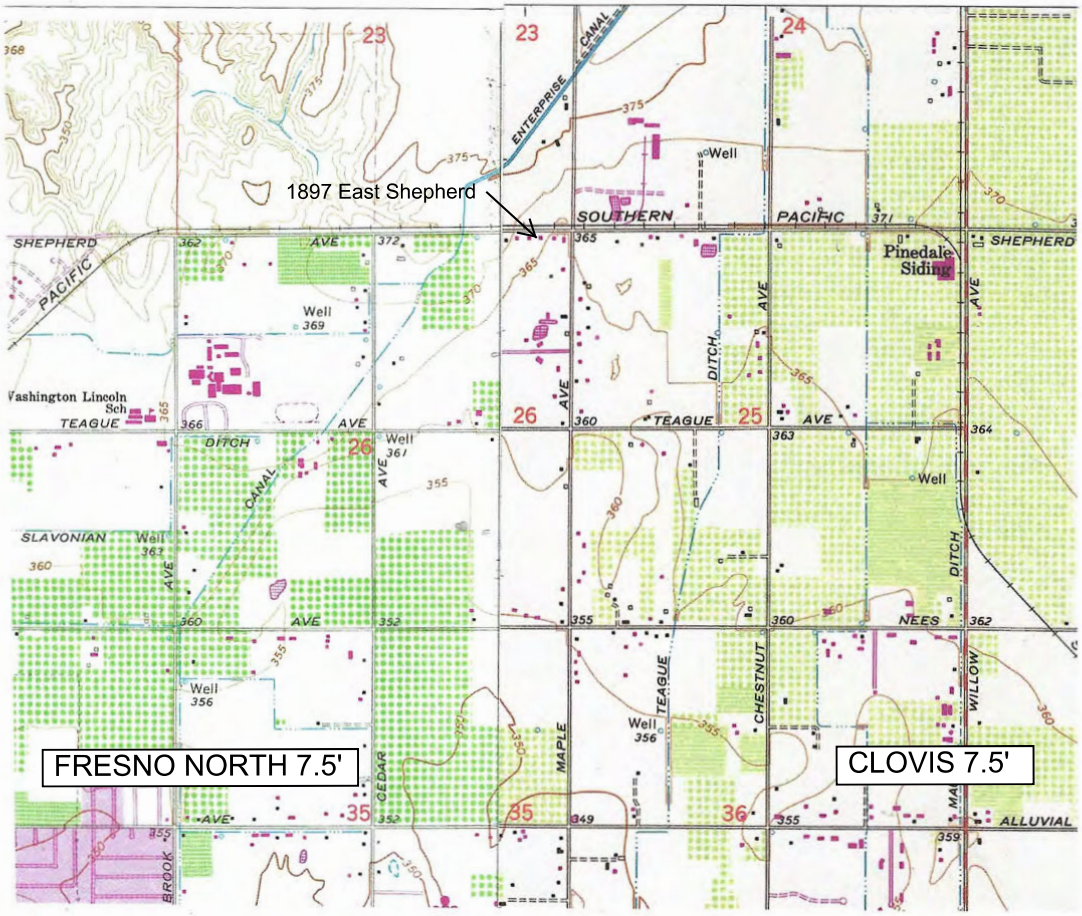
LOCATION MAP

Primary #
HRI#
Trinomial

*Resource Name or #: 1897 East Shepherd

*Map Name: Clovis 7.5'

*Scale: 1: 24,0000 *Date of Map: 1964



SCALE 1:24000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 5 0 1 KILOMETER

CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

*Required information

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

*Resource Name or #: 1925 East Shepherd

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Fresno

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Clovis **Date:** 1964 (PR81) T12S, R20E; NE ¼ **of** NE ¼ **of Sec** 26; M.D. **B.M.**

c. Address: 1925 East Shepherd Avenue City: Fresno Zip: 93720

d. UTM: NAD 27 Zone: 10 ; 02 55 085 mE/ 40 83 372 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
The easternmost of a line of four residences on the south side of Shepherd Avenue just west of Maple Avenue.
APN: 403-030-09

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The single family home has a stucco over brick center section and stucco for the remainder. There is no garage or carport. There are aluminum-framed windows and what appears to be original doors throughout. The hipped roof with wide eaves has weathered wood-shake shingles matching those of the house next door. There is a possible addition to the east back side featuring a low-pitched roof attached to the eave. The roof-mounted heating/ac appears original.

Like others in this row of houses, this is a hipped roof Ranch style. Its layout is the standard for this style with bedrooms on the west, entry and living areas in the center amd a garage on the east.

***P3b. Resource Attributes:** (List attributes and codes) HP-2, Single Family Property

***P4. Resources Present:** ■Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

***P6. Date Constructed/Age and Sources:** ■Historic ☐Prehistoric ☐Both
1965 per County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Robert Gerry/Michael Lawson
Peak & Associates, Inc.
3941 Park Drive, Ste 20-329
El Dorado Hills, CA 95762

***P9. Date Recorded:**

***P10. Survey Type:** (Describe)
Complete, pedestrian for part of environmental clearance.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Cultural Resources Assessment of the Proposed Shepherd Avenue Apartments, Fresno, Fresno County, California. Peak & Associates, Inc., 2022.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 1929 East Shepherd

B1. Historic Name:
B2. Common Name: 1929 East Shepherd Avenue
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Hipped Roof Ranch
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1965—per County Assessor.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** None **Area:**
Period of Significance: **Property Type:** **Applicable Criteria:**
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residence, and its neighbors on Shepherd, were built as a tract, probably by a local developer. They each differ slightly, but are very much of the same style. They have served throughout their useful existences as low cost housing for local working families.

The research has shown that the building is not associated with important events in California or local history. The residence was simply one of the many residences built throughout the Central Valley in the era. The building is not eligible for the California Register under Criterion B1.

There does not appear to be any association with people important in California or local history, and the building is not eligible under Criterion B2.

The ranch style was immensely popular in the 1950s and 1960s, although the hipped roof variant was generally reserved for smaller tract houses and rural examples (McAlester 2015: 597). The residence is a common design for residential buildings. It can be concluded that it does not embody "the distinctive characteristics of a type, period, region, or method of construction" and it is not eligible for the California Register under Criterion B3

The residence was built late enough in time that the owner would have employed county services for disposal of trash and garbage. The survey of the rest of the property failed to identify any possible disposal pits. Therefore, there does not appear to be any potential for gaining information through archeological techniques and the building is not eligible under Criterion B4.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** McAlester, Virginia Savage. 2015 A Field Guide to American Houses. Alfred A. Knopf, New York.

B13. Remarks:

***B14. Evaluator:** M. Peak
***Date of Evaluation:** 7/20/2022

(Sketch Map with north arrow required.)

See attached sketch map.

(This space reserved for official comments.)



North side of house from Shepherd Avenue.



Rear of house looking WNW

State of California ◆ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary #
HRI#
Trinomial

Page 4 **of** 5 ***Resource Name or #** (Assigned by recorder) 1925 East Shepherd

***Drawn by:** Google Earth and Gerry ***Date of map:** 7/25/2022



DPR 523K (Rev. 1/1995)(Word 9/2013) NOTE: Include bar scale and north arrow.

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

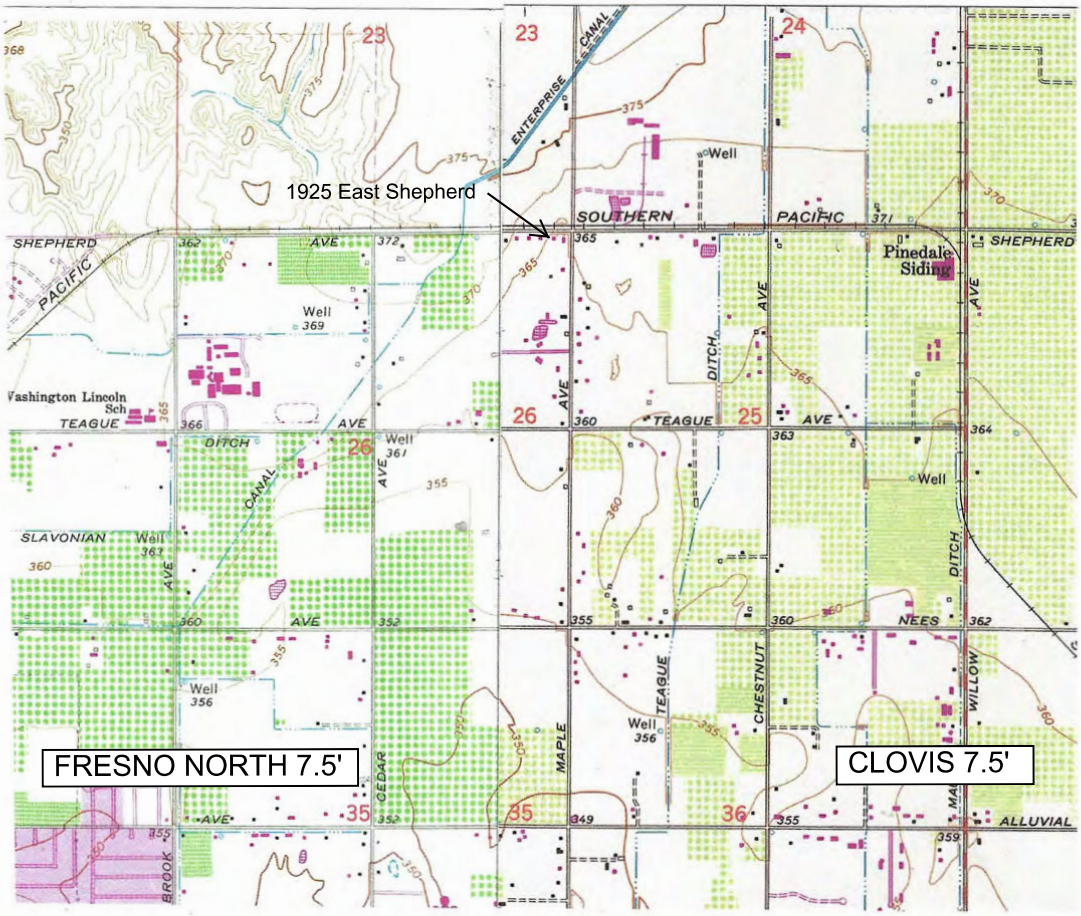
LOCATION MAP

Primary #
HRI#
Trinomial

*Resource Name or #: 1925 East Shepherd

*Map Name: Clovis 7.5'

*Scale: 1: 24,0000 *Date of Map: 1964



SCALE 1:24000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 5 0 1 KILOMETER

CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

*Required information

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Appendix C
Recirculated GHG Reduction Checklist

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3. Greenhouse Gas (GHG) Reduction Plan Update - CEQA Project Consistency Checklist

GHG Reduction Plan Update consistency review involves the evaluation of project consistency with the applicable strategies of the GHG Reduction Plan Update. The GHG reduction strategies identified in the GHG Reduction Plan Update relies upon the General Plan and additional local measures as the basis of the development related strategies to reduce GHG emissions. This checklist is developed based on the key local GHG reduction strategies and actions identified in the GHG Reduction Plan Update that are applicable to proposed development projects. Note that not all strategies listed below will apply to all projects. For example, not all projects will meet mixed-use related policies of the General Plan, because not all projects are required to be mixed use.

Checklist Item (Check the appropriate box and provide an explanation for your answer)	Relevant General Plan Policy	Yes	No	Not Applicable (NA)	Explanation
1: Land Use and Transportation Demand Strategies					
a. Does the project include mixed-use, development? For GHG Reduction Plan consistency, mixed-use development is defined as pedestrian-friendly development that blends two or more residential, commercial, cultural, or institutional, uses, one of which must be residential	Policy UF-1-c, LU-3-b, Objective-UF 12, UF-12-a, UF-12-b, UF-12-d, Policy RC-2-a		X		
b. Is the project high density? For GHG Reduction Plan consistency, is the project developed at 12 units per acre or higher?	LU-5-f	X			
c. Is the project infill development, pursuant to the General Plan definition of location within the City limits as of December 31, 2012?	LU-2-a, Objective-12, UF-12-a, UF-12-b, UF-12-d	X			
d. Does the project implement pedestrian bicycle, and transit linkages with surrounding land uses and neighborhoods? For GHG Reduction Plan consistency, the project must include all sidewalks, paths, trails, and facilities required by the General Plan and Active Transportation Plan, as implemented through the Fresno Municipal Code and project conditions of approval.	Policy UF-1-c, UF-12-e, Policy RC-2-a, Objective MT-4,5,6, Policy MT-4-c, Policy MT-6-a, Policy POSS-7-h Objective MT 8, Policies MT-8-a, MT-8-b		X		
e. If the project includes mixed-use or high density development, is it located within ½ mile of a High Quality Transit Area as defined in the City's CEQA Guidelines for Vehicle Miles Traveled? Or, is the project located within 500 feet of an existing or planned transit stop?	Policy UF-12-a, UF-12-b, LU-3-b, Objective MT 8, Policies MT-8-a, MT-8-b		X		
f. Will the project accommodate a large employer (over 100 employees) and will it implement trip reduction programs such as increasing transit use, carpooling, vanpooling, bicycling, or other measures to reduce vehicle miles traveled pursuant to San Joaquin Valley Air Pollution Control District Rule 9410? See the SJVAPCD website for details: https://www.valleyair.org/rules/currntrules/r9410.pdf	Policy MT-8-b, Objective MT-9, Policy MT-10-c, San Joaquin Valley Air Pollution Control District Rule 9410		X		

Checklist Item (Check the appropriate box and provide an explanation for your answer)	Relevant General Plan Policy	Yes	No	Not Applicable (NA)	Explanation
g. If the project includes modifications to the transportation network, do those improvements meet the requirements of the City of Fresno's Complete Streets Policy, adopted in October 2019? According to the policy, a complete street is a transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users - including bicyclists, pedestrians, transit vehicles, trucks, and motorists - appropriate to the function and context of the facility while connecting to a larger transportation network. See City of Fresno website for details: https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2019/10/Complete-Streets-091119.pdf	MT-1-g, MT-1-h		X		
h. Does the project have a less than significant VMT impact, either through satisfying screening criteria or mitigating VMT impacts, pursuant to the City's adopted VMT thresholds? See City of Fresno website for details: https://www.fresno.gov/darm/wp-content/uploads/sites/10/2021/01/CEQA-Guidelines-for-Vehicle-Miles-Traveled-Final-Adopted-Version.pdf	MT-2-b, MT-2-c	X			
2: Electric Vehicle Strategies					
a. For new multi-family dwelling units with parking, does the project provide EV charging spaces capable of supporting future EV supply equipment (EV capable) at 10% of the parking spaces per 2019 California Green Building Standards Code (CALGREEN, Title 24, Part 11), Section 4.106.4	Policy RC-8-j		X		
b. For new commercial buildings, does project provide EV charging spaces capable of supporting EV capable spaces at 4% to 10% of the parking spaces per 2019 California Green Building Standards Code (CALGREEN, Title 24, Part 11), Section 5.106.5.3	Policy RC-8-j			X	
3: Energy Conservation Strategies					
a. Does the project meet or exceed mandatory state building energy codes? If yes, does the project follow any other GreenPoint ratings such as LEED, Energy Star or others? If yes, indicate level of certification-Silver, gold, platinum if applicable?	Policy RC-5-c, Objective RC-8, Policy RC 8-a	X			Project will be designed to meet Title 24 Standards
b. For commercial projects, does the project achieve net zero emissions electricity? Mark NA if project will be permitted before 2030. Mark Yes if voluntary. Add source and capacity in explanation.	Additional Recommended GHG Plan Measure, supports Objective RC-8			X	

Checklist Item (Check the appropriate box and provide an explanation for your answer)	Relevant General Plan Policy	Yes	No	Not Applicable (NA)	Explanation
4: Water Conservation Strategies					
a. Does the project meet or exceed the mandatory outdoor water use measures of the 2019 California Green Building Standards Code (CALGREEN, Title 24, Part 11), Section 4.304? If the project exceeds CalGreen Code mandatory measures provide methods in excess of requirements in the explanation. Examples include outdoor water conservation measures such as; drought tolerant landscaping plants, compliant irrigation systems, xeriscape, replacing turf etc. Provide the conservation measure that the project will include in the explanation.	Objective RC-7, Policy RC-7-a, RC-7-h	X			Project will be designed to meet Title 24 Standards
b. Does the project meet or exceed the mandatory indoor water use measures of the 2019 California Green Building Standards Code (CALGREEN, Title 24, Part 11), Section 4.303? If the project exceeds CalGreen Code, mandatory measures provide methods in excess of requirements in the explanation. Examples may include water conserving devices and systems such as water leak detection system, hot water pipe insulation, pressure reducing valves, energy efficient appliances such as Energy Star Certified dishwashers, washing machines, dual flush toilets, point of use and/or tankless water heaters.	Objective RC-7, Policy RC-7-a, RC-7-e	X			Project will be designed to meet Title 24 Standards
5: Waste Diversion and Recycling Strategies					
a. Does the project implement techniques of solid waste segregation, disposal and reduction, such as recycling, composting, waste to energy technology, and/or waste separation, to reduce the volume of solid wastes that must be sent to landfill facilities?	Policy PU-9-a, RC-11-a	X			
b. During construction will the project recycle construction and demolition waste?	Policy RC-11-a	X			
c. Does the project provide recycling canisters in public areas where trashcans are also provided?	Policy RC-11-a			X	

Note: The GHG reduction strategies included in this checklist are based on the GHG reduction strategies identified in the Chapter 5 of the GHG Reduction Plan Update.

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Appendix D
Acoustical Analysis

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ACOUSTICAL ANALYSIS

VILLA BACARRA APARTMENTS
FRESNO, CALIFORNIA

WJVA Project No. 22-58

PREPARED FOR

ERICSSON-GRANT, INC.
389 CLOVIS AVENUE, SUITE 100
CLOVIS, CALIFORNIA 93612

PREPARED BY

WJV ACOUSTICS, INC.
VISALIA, CALIFORNIA

wjv acoustics

OCTOBER 25, 2022

INTRODUCTION

The project is a proposed 191-unit multi-family residential development to be located in Fresno, California. The project site is located at the southwest corner of the intersection of N. Maple Avenue and E. Shepherd Avenue. The City of Fresno has requested an acoustical analysis to quantify project site noise exposure and determine noise mitigation requirements. This analysis, prepared by WJV Acoustics, Inc. (WJVA), is based upon a project site plan prepared by R.L. Davidson, Inc. Architects (dated 4-14-22), traffic data provided by the Fresno Council of Governments (Fresno COG) and the findings of on-site noise level measurements. Revisions to the site plan may affect the findings and recommendations of this report. The site plan is provided as Figure 1.

Appendix A provides a description of the acoustical terminology used in this report. Unless otherwise stated, all sound levels reported are in A-weighted decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation with human annoyance and health effects. Appendix B provides typical A-weighted sound levels for common noise sources.

NOISE EXPOSURE CRITERIA

General Plan

The City of Fresno General Plan Noise Element provides noise level criteria for land use compatibility for both transportation and non-transportation noise sources. The General Plan sets noise compatibility standards for transportation noise sources in terms of the Day-Night Average Level (L_{dn}). The L_{dn} represents the time-weighted energy average noise level for a 24-hour day, with a 10 dB penalty added to noise levels occurring during the nighttime hours (10:00 p.m.-7:00 a.m.). The L_{dn} represents cumulative exposure to noise over an extended period of time and are therefore calculated based upon *annual average* conditions.

Table I provides the General Plan noise level standards for transportation noise sources. Exterior noise standards are to be applied at the outdoor activity areas of residential land uses. Outdoor activity areas are generally considered to be backyards of single-family residential uses and common use outdoor areas (such as pool areas, BBQ and picnic areas, playground areas, etc.) as well as individual unit decks, patios and balconies of multi-family residential uses.

TABLE I

CITY OF FRESNO GENERAL PLAN NOISE LEVEL STANDARDS
TRANSPORTATION (NON-AIRCRAFT) NOISE SOURCES

Noise-Sensitive Land Use	Outdoor Activity Areas[1]	Interior Spaces	
	L_{dn}/CNEL, dB	L_{dn}/CNEL, dB	L_{eq} dB[2]
Residential	65	45	---
Transient Lodging	65	45	---
Hospitals, Nursing Homes	65	45	---
Theaters, Auditoriums, Music Halls	---	---	35
Churches, Meeting Halls	65	---	45
Office Buildings	---	---	45
Schools, Libraries, Museums	---	---	45

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

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

Source: City of Fresno General Plan

Implementation Policy NS-1-a of the General Plan provides guidance in regards to the development of new noise sensitive land uses (including residential developments).

> ***Desirable and Generally Acceptable Exterior Noise Environment.*** *Establish 65 dBA L_{dn} or CNEL as the standard for the desirable maximum average exterior noise levels for defined usable exterior areas of residential and noise-sensitive uses for noise, but designate 60 dBA L_{dn} or CNEL (measured at the property line) for noise generated by stationary sources impinging upon residential and noise- sensitive uses. Maintain 65 dBA L_{dn} or CNEL as the maximum average exterior noise levels*

for non-sensitive commercial land uses, and maintain 70 dBA L_{dn} or CNEL as maximum average exterior noise level for industrial land uses, both to be measured at the property line of parcels where noise is generated which may impinge on neighboring properties.

The General Plan also provides noise level standards for non-transportation (stationary) noise sources. The General Plan noise level standards for non-transportation noise sources are identical to those provided in the City's Municipal code, provided below in Table II.

Implementation Policy NS-1-i of the General Plan Noise Element provides guidance in regards to mitigation for new developments and projects that have potential to result in a noise-related impact at existing noise-sensitive land uses.

Mitigation by New Development. *Require an acoustical analysis where new development of industrial, commercial or other noise generating land uses (including transportation facilities such as roadways, railroads, and airports) may result in noise levels that exceed the noise level exposure criteria established by [Table I] and [Table II] to determine impacts, and require developers to mitigate these impacts in conformance with Tables 9-2 and 9-3 as a condition of permit approval through appropriate means.*

Noise mitigation measures may include:

- *The screening of noise sources such as parking and loading facilities, outdoor activities, and mechanical equipment;*
- *Providing increased setbacks for noise sources from adjacent dwellings;*
- *Installation of walls and landscaping that serve as noise buffers;*
- *Installation of soundproofing materials and double-glazed windows; and*
- *Regulating operations, such as hours of operation, including deliveries and trash pickup.*

Alternative acoustical designs that achieve the prescribed noise level reduction may be approved by the City, provided a qualified Acoustical Consultant submits information demonstrating that the alternative designs will achieve and maintain the specific targets for outdoor activity areas and interior spaces. As a last resort, developers may propose to construct noise walls along roadways when compatible with aesthetic concerns and neighborhood character. This would be a developer responsibility, with no City funding.

Implementation Policy NS-1-j of the General Plan Noise Element provides guidance in regards to the establishment of a significance threshold when determining an increase in noise levels over existing ambient noise levels.

> ***Significance Threshold.*** *Establish, as a threshold of significance for the City's environmental review process, that a significant increase in ambient noise levels is assumed if the project would increase noise levels in the immediate vicinity by 3 dB L_{dn} or CNEL or more above the ambient noise limits established in this General Plan Update.*
>
> *Commentary: When an increase in noise would result in a "significant" impact (increase of three dBA or more) to residents or businesses, then noise mitigation would be required to reduce noise exposure. If the increase in noise is less than three dBA, then the noise impact is considered insignificant and no noise mitigation is needed. By setting a specific threshold of significance in the General Plan, this policy facilitates making a determination of environmental impact, as required by the California Environmental Quality Act. It helps the City determine whether (1) the potential impact of a development project on the noise environment warrants mitigation, or (2) a statement of overriding considerations will be required.*

Municipal Code

Section 15-2506 of the City of Fresno Municipal code establishes hourly acoustical performance standards for non-transportation noise sources. The standards, provided in Table II, are made more restrictive during the nighttime hours of 10:00 p.m. to 7:00 a.m. Additionally, the municipal code states that when ambient noise levels exceed or equal the levels described in Table II, mitigation shall only be required to limit noise to the existing ambient noise levels, plus five (5) dB. Section 15-2506 of the Municipal Code is consistent with Implementing Policy NS-1-I of the Noise Element of the City of Fresno General Plan (adopted 12/18/14).

TABLE II

NON-TRANSPORTATION NOISE LEVEL STANDARDS, dBA
CITY OF FRESNO MUNICIPAL CODE, SECTION 15-2506

Daytime (7 a.m.-10 p.m.)		Nighttime (10 p.m.-7 a.m.)	
L_{eq}	L_{max}	L_{eq}	L_{max}
50	70	45	60

Source: City of Fresno Municipal Code

Additional guidance is provided in Section 10-102(b) of the City's Municipal Code. Section 10 provides existing ambient noise levels to be applied to various districts, further divided into various hours of the day. Table III describes the assumed minimum ambient noise levels by district and time. Section 10-102(b) states *"For the purpose of this ordinance, ambient noise level*

is the level obtained when the noise level is averaged over a period of fifteen minutes, without inclusion of the offending noise, at the location and time of day at which a comparison with the offending noise is to be made. Where the ambient noise level is less than that designated in this section, however, the noise level specified herein shall be deemed to be the ambient noise level for that location".

TABLE III

ASSUMED MINIMUM AMBIENT NOISE LEVEL, dBA
CITY OF FRESNO MUNICIPAL CODE, SECTION 10-102(B)

DISTRICT	TIME	SOUND LEVEL, dB L_{eq}
RESIDENTIAL	10 PM TO 7 AM	50
RESIDENTIAL	7 PM TO 10 PM	55
RESIDENTIAL	7 AM TO 7 PM	60
COMMERCIAL	10 PM TO 7 AM	60
COMMERCIAL	7 AM TO 10 PM	65
INDUSTRIAL	ANYTIME	70

Source: City of Fresno Municipal Code

Section 10-106 (Prima Facie Violation) States *"Any noise or sound exceeding the ambient noise level at the properly line of any person offended thereby, or, if a condominium or apartment house, within any adjoining living unit, by more than five decibels shall be deemed to prima facie evidence of a violation of Section 8-305."*

For noise sources that are not transportation related, which usually includes commercial or industrial activities and other stationary noise sources (such as amplified music), it is common to assume that a 3-5 dB increase in noise levels represents a substantial increase in ambient noise levels. This is based on laboratory tests that indicate that a 3 dB increase is the minimum change perceptible to most people, and a 5 dB increase is perceived as a "definitely noticeable change."

Appendix A provides definitions of the acoustical terminology used in this report. Unless otherwise stated, all sound levels reported in this analysis are A-weighted sound pressure levels in decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighted sound levels, as they correlate well with public reaction to noise. Appendix B provides typical A-weighted sound levels for common noise sources.

PROJECT SITE NOISE EXPOSURE

The project site is located at the southwest corner of the intersection of N. Maple Avenue and E. Shepherd Avenue, in Fresno, California. The project site is exposed traffic noise associated with vehicles on E. Shepherd Avenue and N. Maple Avenue. The distance from the closest proposed building façade (and individual patios/balconies) to the centerline of both E. Shepherd Avenue and N. Maple Avenue is approximately 70 feet.

Traffic Noise Exposure

Noise exposure from traffic on E. Shepherd Avenue and N. Maple Avenue was calculated for existing and future (2046) conditions using the FHWA Traffic Noise Model and traffic data obtained from Fresno COG. A description of the noise model, applied data, methodology and findings is provided below.

WJVA utilized the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108). The FHWA Model is a standard analytical method used for roadway traffic noise calculations. The model is based upon reference energy emission levels for automobiles, medium trucks (2 axles) and heavy trucks (3 or more axles), with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L_{eq} values for free-flowing traffic conditions, and is generally considered to be accurate within ±1.5 dB. To predict L_{dn} values, it is necessary to determine the hourly distribution of traffic for a typical day and adjust the traffic volume input data to yield an equivalent hourly traffic volume.

Noise level measurements and concurrent traffic counts were conducted by WJVA staff within the project site on October 18, 2022. One traffic noise measurement was conducted along E. Shepherd Avenue and one traffic noise measurement was conducted along N. Maple Avenue. The purpose of the measurement was to evaluate the accuracy of the FHWA Model in describing traffic noise exposure within the project site. The traffic noise measurement sites were each located at a setback distance of approximately 60 feet from the centerline the roadways. The posted speed limit in the project vicinity, for both roadways, was 40 mph (miles per hour). The project vicinity and noise monitoring site location are provided as Figure 2. Photographs showing the E. Shepherd Avenue and N. Maple Avenue noise measurement sites are provided as Figure 3 and Figure 4, respectively.

Noise monitoring equipment consisted of Larson-Davis Laboratories Model LDL-820 sound level analyzer equipped with a B&K Type 4176 1/2” microphone. The equipment complies with the specifications of the American National Standards Institute (ANSI) for Type I (Precision) sound level meters. The meter was calibrated in the field prior to use with a B&K Type 4230 acoustic calibrator to ensure the accuracy of the measurements. The microphone was located on a tripod at 5 feet above the ground.

Noise measurements were conducted in terms of the equivalent energy sound level (L_{eq}). Measured L_{eq} values were compared to L_{eq} values calculated (predicted) by the FHWA Model

using as inputs the traffic volumes, truck mix and vehicle speed observed during the noise measurements. The results of the comparison are shown in Table IV.

From Table IV it may be determined that the traffic noise levels predicted by the FHWA Model were 1.1 dB lower than those measured for the conditions observed at the time of the noise measurements for E. Shepherd Avenue and traffic noise levels predicted by the FHWA Model were 0.5 dB higher than those measured for the conditions observed at the time of the noise measurements for N. Maple Avenue. This is considered to be reasonable agreement with the model and therefore no adjustments to the model are necessary.

TABLE IV

COMPARISON OF MEASURED AND PREDICTED (FHWA MODEL) NOISE LEVELS VILLA BACARRA APARTMENTS, FRESNO

	E. Shepherd Ave.	N. Maple Ave
Measurement Start Time	8:45 a.m.	9:05 a.m.
Observed # Autos/Hr.	780	264
Observed # Medium Trucks/Hr.	24	36
Observed # Heavy Trucks/Hr.	0	0
Observed Speed (MPH)	40	40
Distance, ft. (from center of roadway)	60	60
L_{eq}, dBA (Measured)	64.5	60.4
L_{eq}, dBA (Predicted)	63.4	60.9
Difference between Predicted and Measured L_{eq}, dBA	**+1.1**	**-0.5**

Note: FHWA "soft" site assumed for calculations.
Source: WJV Acoustics, Inc.

Annual Average Daily Traffic (AADT) data for E. Shepherd Avenue and N. Maple Avenue, in the project vicinity was obtained from Fresno COG. Truck percentages and the day/night distribution of traffic were estimated by WJVA, based upon previous studies conducted in the project vicinity since project-specific data were not available from government sources. A speed limit of 40 mph was assumed for both roadways (as posted in the project vicinity). Table V summarizes annual average traffic data used to model noise exposure within the project site.

TABLE V

TRAFFIC NOISE MODELING ASSUMPTIONS
VILLA BACARRA APARTMENTS, FRESNO

	E. SHEPHERD AVE.		N. MAPLE AVE.	
	Existing	2046	Existing	2046
Annual Avenue Daily Traffic (AADT)	12,429	14,394	5,753	4,233
Day/Night Split (%)	90/10			
Assumed Vehicle Speed (mph)	40			
% Medium Trucks (% AADT)	2			
% Heavy Trucks (% AADT)	1			

Sources: Fresno COG
WJV Acoustics, Inc.

Using data from Table V, the FHWA Model, annual average traffic noise exposure was calculated for the closest proposed residential setbacks to both E. Shepherd Avenue and N. Maple Avenue. Table VI provides the noise exposure levels for both existing and future (2046) roadway traffic conditions.

TABLE VI

MODELED TRAFFIC NOISE LEVELS, dB, L_{dn}
VILLA BACARRA APARTMENTS, FRESNO

Roadway	Existing Conditions	2046 Conditions
E. Shepherd Avenue	63.8	64.5
N. Maple Avenue	60.5	59.2

Source: WJV Acoustics
Fresno COG

Reference to Table VI indicates that the traffic noise exposure at the closest proposed residential setbacks to E. Shepherd Avenue and N. Maple Avenue would be approximately 64 dB L_{dn} and 61 dB L_{dn} for existing conditions and approximately 65 dB L_{dn} and 59 dB L_{dn} for future (2046) conditions, respectively.

Exterior noise standards are to be applied at outdoor activity areas of residential land uses. Outdoor activity areas for multi-family residential uses typically include common use outdoor areas (such as pool areas, BBQ and picnic areas, playground areas, etc.) as well as individual unit decks, patios and balconies. The project includes two (2) common-use open green space areas and a swimming pool area, at which the City's exterior noise level standard would apply. Additionally, some apartment units include individual balconies and decks at which the exterior noise standards would also apply.

Based upon setback distances from E. Shepherd Avenue, worst-case exterior noise levels (2046 traffic conditions) were calculated to be in the range of approximately 59-61 dB L_{dn} at these common use outdoor areas (green space areas and swimming pool). These calculated noise levels do not take into account any acoustical shielding that would be provided by the proposed construction, and therefore represent a worst-case assessment of exterior noise levels at these common use outdoor areas.

As described above, exterior noise level standards would also apply at individual unit decks, patios and balconies. Several units include such individual outdoor spaces. Based upon the project site plan, it was determined that the closest of these individual exterior spaces to both E. Shepherd Avenue and N. Maple Avenue would be located at setback distances of approximately 70 feet form the centerline of the respective roadways. The noise exposure levels at these setback distances are summarized above in Table VI. Noise levels provided in Table VI do not exceed the City's 65 dB L_{dn} exterior noise level standard. Mitigation measures are therefore not required for project compliance with City of Fresno exterior noise level standards.

Interior Noise Exposure:

The City of Fresno interior noise level standard is 45 dB L_{dn}. The worst-case noise exposure within the proposed residential development would be approximately 65 dB L_{dn} (2046 conditions). This means that the proposed residential construction must be capable of providing a minimum outdoor-to-indoor noise level reduction (NLR) of approximately 20 dB (65-45=20).

A specific analysis of interior noise levels was not performed. However, it may be assumed that residential construction methods complying with current building code requirements will reduce exterior noise levels by approximately 25 dB if windows and doors are closed. This will be sufficient for compliance with the City's 45 dB L_{dn} interior standard at all proposed lots. Requiring that it be possible for windows and doors to remain closed for sound insulation means that air conditioning or mechanical ventilation will be required.

CONCLUSIONS AND RECOMMENDATIONS

The proposed 191-unit multi-family residential development will comply with all City of Fresno exterior and interior noise level standards, provided the following mitigation measures are incorporated into final project design.

- Mechanical ventilation or air conditioning must be provided for all homes so that windows and doors can remain closed for sound insulation purposes.

The conclusions and recommendations of this acoustical analysis are based upon the best information known to WJV Acoustics Inc. (WJVA) at the time the analysis was prepared concerning the proposed lot layout plan, project site elevation, traffic volumes and roadway configurations. Any significant changes in these factors will require a reevaluation of the findings of this report. Additionally, any significant future changes in motor vehicle technology, noise regulations or other factors beyond WJVA's control may result in long-term noise results different from those described by this analysis.

Respectfully submitted,



Walter J. Van Groningen
President

WJV:wjv

FIGURE 1: SITE PLAN

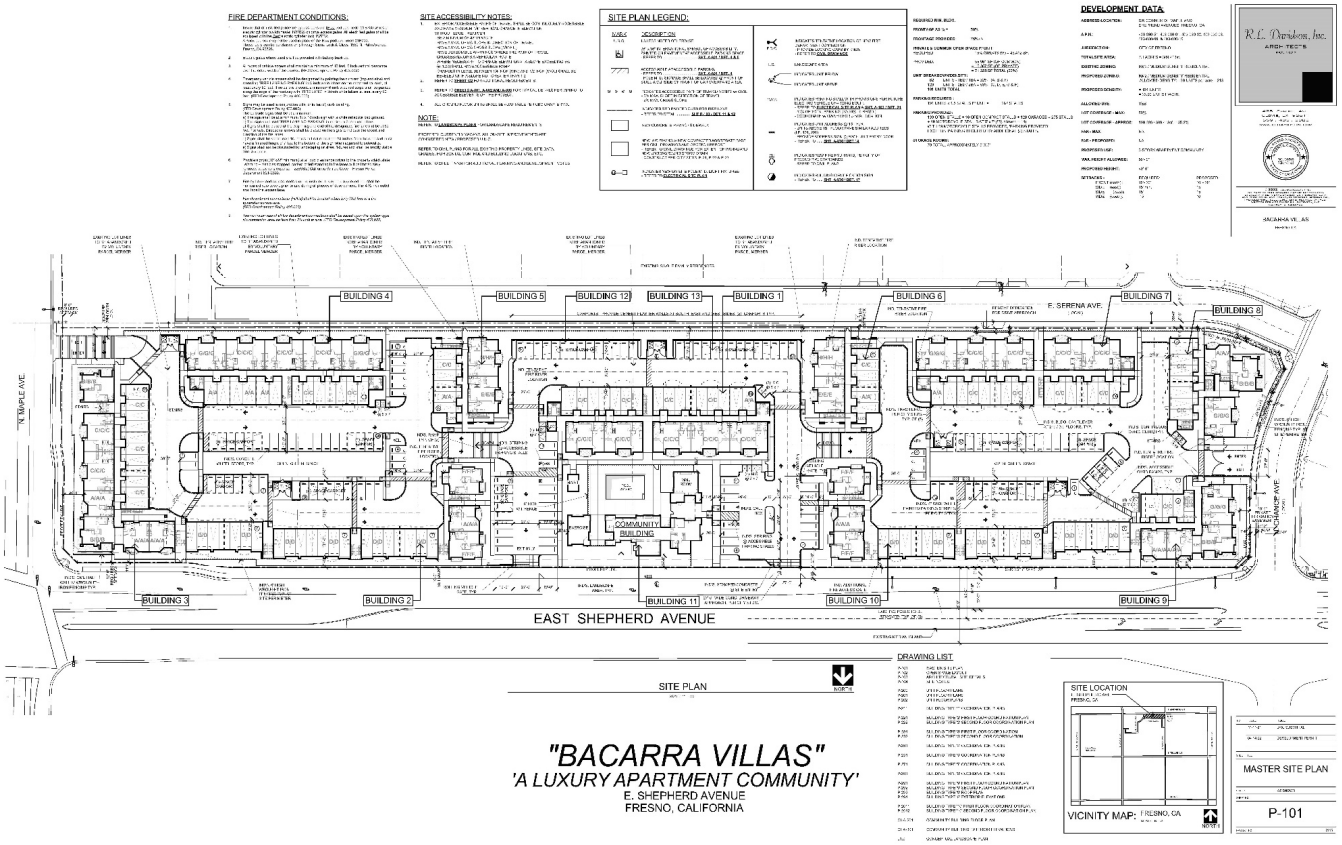


FIGURE 2: PROJECT SITE VICINITY AND NOISE MEASUREMENT LOCATION

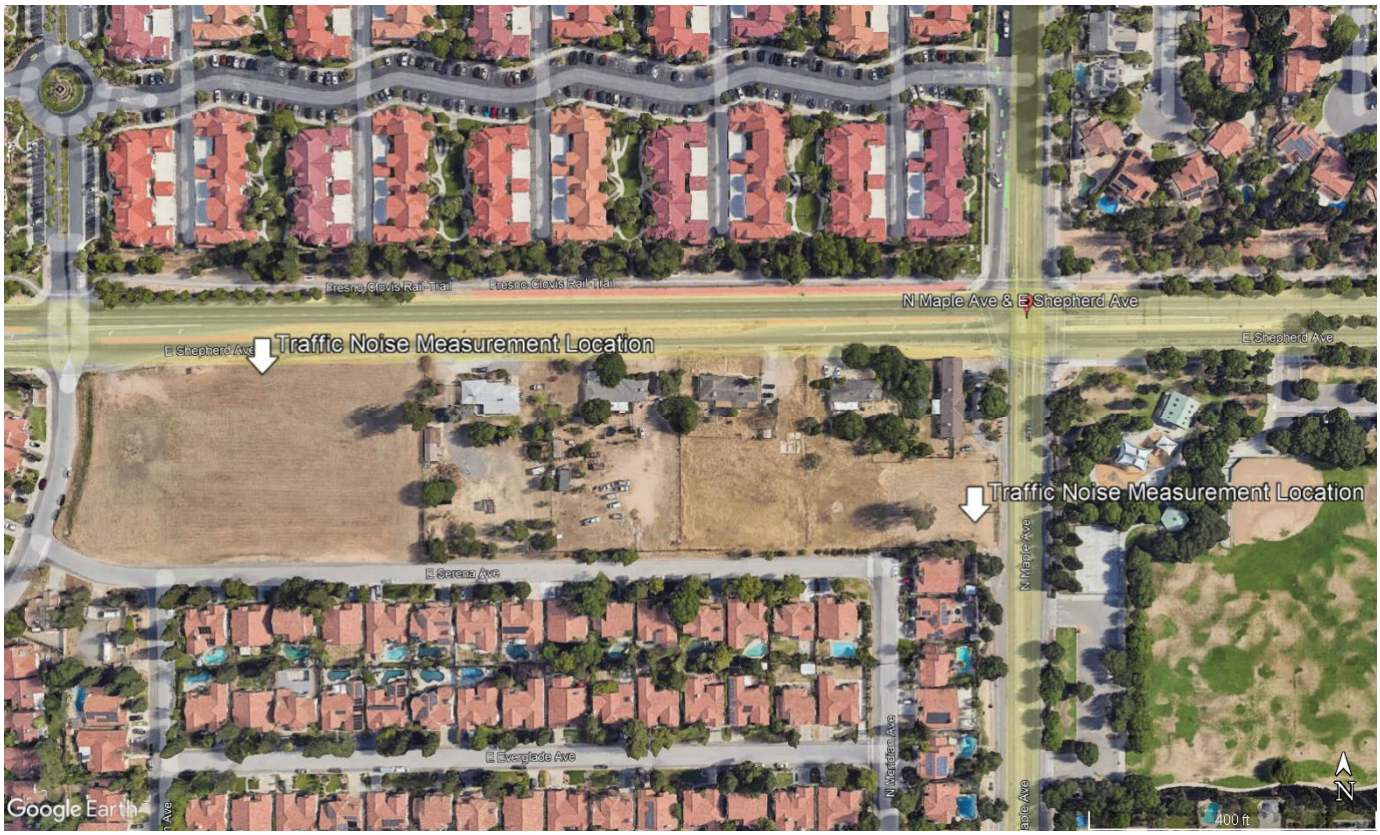


FIGURE 3: E. SHEPHERD AVENUE NOISE MEASUREMENT SITE



22-58 (Villa Bacarra Apartments, Fresno) 10-25-22

FIGURE 4: N. MAPLE AVENUE NOISE MEASUREMENT SITE



22-58 (Villa Bacarra Apartments, Fresno) 10-25-22

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APPENDIX A

ACOUSTICAL TERMINOLOGY

AMBIENT NOISE LEVEL: The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

CNEL: Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

DECIBEL, dB: A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

DNL/L_{dn}: Day/Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

L_{eq}: Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1, 8 and 24-hour sample periods.

NOTE: The CNEL and DNL represent daily levels of noise exposure averaged on an annual basis, while L_{eq} represents the average noise exposure for a shorter time period, typically one hour.

L_{max}: The maximum noise level recorded during a noise event.

L_n: The sound level exceeded "n" percent of the time during a sample interval (L_{90}, L_{50}, L_{10}, etc.). For example, L_{10} equals the level exceeded 10 percent of the time.

A-2

ACOUSTICAL TERMINOLOGY

NOISE EXPOSURE CONTOURS: Lines drawn about a noise source indicating constant levels of noise exposure. CNEL and DNL contours are frequently utilized to describe community exposure to noise.

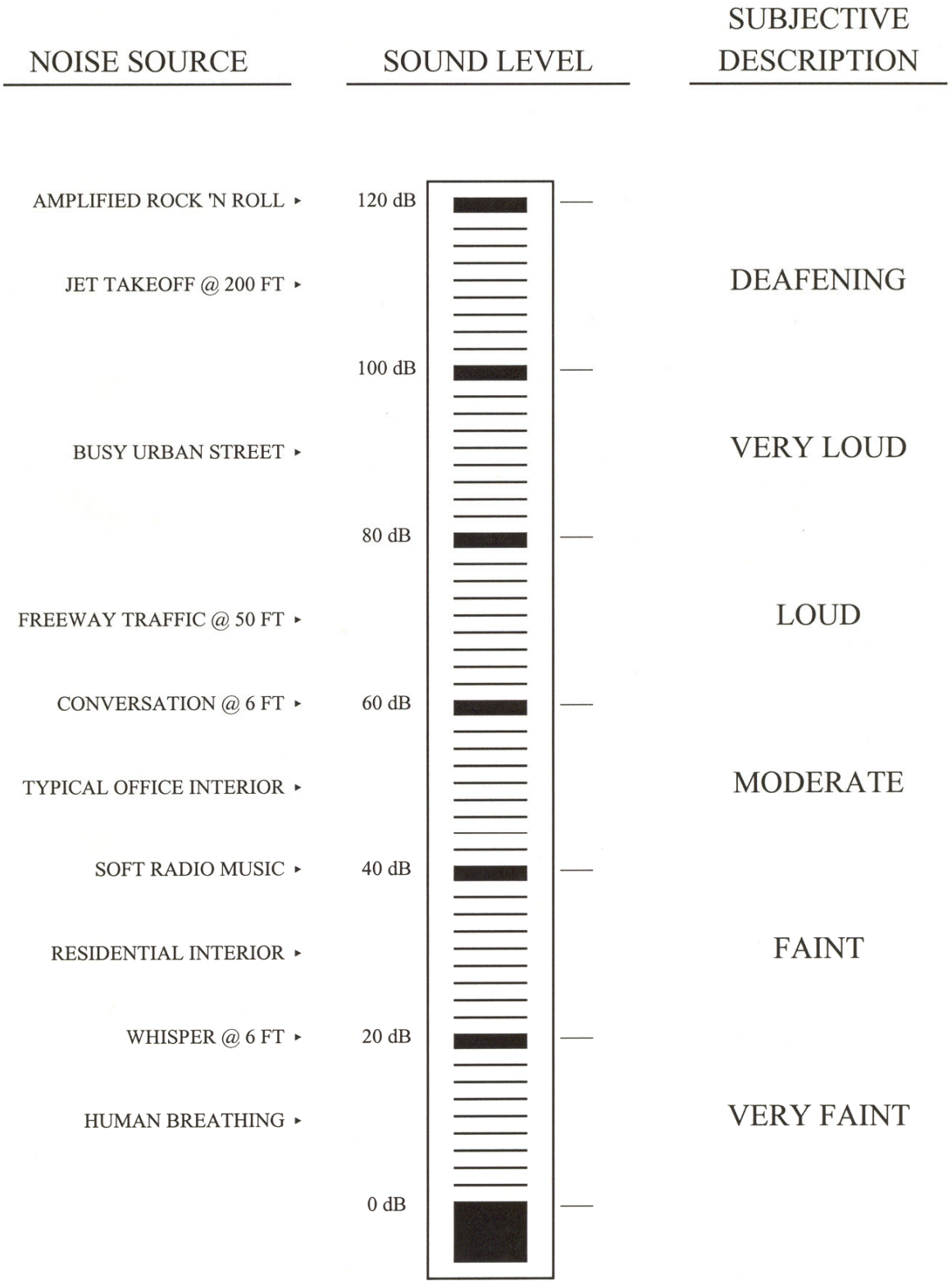
NOISE LEVEL REDUCTION (NLR): The noise reduction between indoor and outdoor environments or between two rooms that is the numerical difference, in decibels, of the average sound pressure levels in those areas or rooms. A measurement of "noise level reduction" combines the effect of the transmission loss performance of the structure plus the effect of acoustic absorption present in the receiving room.

SEL or SENEL: Sound Exposure Level or Single Event Noise Exposure Level. The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound pressure for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

SOUND LEVEL: The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

SOUND TRANSMISSION CLASS (STC): The single-number rating of sound transmission loss for a construction element (window, door, etc.) over a frequency range where speech intelligibility largely occurs.

APPENDIX B
EXAMPLES OF SOUND LEVELS



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Appendix E
Vehicle Miles Traveled Analysis

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Vehicle Miles Traveled Analysis

Villa Bacarra Apartments

Located on the Southwest Corner of
Maple Avenue and Shepherd Avenue

In the City of Fresno, California

Prepared for:
Shepherd Street Properties, LLC.
1315 E Curtis Avenue
Reedley, CA 93654

July 14, 2022

Project No. 004-163

Traffic Engineering, Transportation Planning, & Parking Solutions
516 W. Shaw Ave., Ste. 103
Fresno, CA 93704
Phone : (559) 570-8991
www.JLBtraffic.com

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Traffic Engineering, Transportation Planning, & Parking Solutions

Vehicle Miles Traveled Analysis

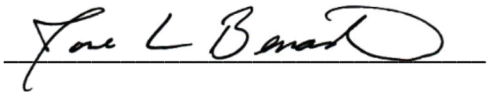
For the Villa Bacarra Apartments located on the Southwest Corner of Maple Avenue and Shepherd Avenue

In the City of Fresno, CA

July 14, 2022

This Vehicle Miles Traveled Analysis has been prepared under the direction of a licensed Traffic Engineer. The licensed Traffic Engineer attests to the technical information contained therein and has judged the qualifications of any technical specialists providing engineering data from which recommendations, conclusions and decisions are based.

Prepared by:



Jose Luis Benavides, P.E., T.E.

President



Traffic Engineering, Transportation Planning, & Parking Solutions
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Z:\01 Projects\004 Fresno\004-163 SWC of Shepherd Maple VMT\Report\R07142022 Villa Bacarra Apartments VMT Analysis.docx

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Appendix A: Fresno COG VMT Calculation Tool Output

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Project Description

This report describes a **Vehicle Miles Traveled (VMT)** Analysis prepared by **JLB Traffic Engineering, Inc. (JLB)** for the proposed **Villa Bacarra Apartments (Project)** located on the southwest corner of Maple Avenue and Shepherd Avenue in the City of Fresno. The Project proposes to develop the southwest corner with up to 191 (three-story) multi-family residential units. Based on information provided to JLB, the Project is consistent with the City of *Fresno General Plan*.

VMT Analysis

Regulatory Setting

Senate Bill (SB) 743 requires that relevant California Environmental Quality Act (CEQA) analysis of transportation impacts be conducted using a metric known as VMT instead of level of service (LOS). VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto our roads, the project may cause a significant transportation impact.

The State CEQA Guidelines were amended to implement SB 743, by adding Section 15064.3. Among its provisions, Section 15064.3 confirms that, except with respect to transportation projects, a project's effect on automobile delay shall not constitute a significant environmental impact. Therefore, LOS measures of impacts on traffic facilities are no longer a relevant CEQA criteria for transportation impacts.

CEQA Guidelines Section 15064.3(b)(4) states that "[a] lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revision to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section."

On June 25, 2020, the City of Fresno adopted guidelines or thresholds for VMT pursuant to Senate Bill 743 to be effective July 1, 2020. The thresholds are described within the City of Fresno *CEQA Guidelines for Vehicle Miles Traveled Thresholds* referred to herein as the City of Fresno VMT Thresholds. The City of Fresno VMT Thresholds document was prepared and adopted consistent with the requirements of CEQA Guidelines Sections 15064.3 and 15064.7. The December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA (TA) published by the Governor's Office of Planning and Research (OPR), was utilized as a reference and guidance document in the preparation of the Fresno VMT Thresholds.

The City of Fresno VMT Thresholds adopted a screening standard and criteria that can be used to screen out qualified development projects that meet the adopted criteria from needing to prepare a detailed VMT Analysis. These criteria may be size, location, proximity to transit, of trip making potential. In general development projects that are consistent with the City's General Plan and Zoning and that that meet one or more of the following criteria can be screened out from a quantitative VMT analysis.

1. Project Located in a Transit Priority Area/High Quality Transit Corridor (within 0.5 miles of a transit stop).
2. Project is Local-serving Retail of less than 50,000 square feet.
3. Project is a Low Trip Generator (Less than 500 average daily trips)
4. Project has a High Level of Affordable Housing Units
5. Project is an institutional/Government and Public Service Uses
6. Project is located in a Low VMT Zone

This screening tool is consistent with the OPR December 2018 Guidance referenced above. The screening tool includes an analysis of those portions of the City that satisfy the standard of reducing VMT by 13% from existing per capita and per employee VMT averages within the relevant region. The relevant region adopted by the City of Fresno VMT Thresholds is Fresno County.

However, the City of Fresno VMT Thresholds Section 3.1 regarding Development Projects states that "If a project constitutes a General Plan Amendment (GPA) or a Zone Change (ZC), none of the screening criteria may apply".

For projects that are not screened out, a quantitative analysis of VMT impacts must be prepared and compared against the adopted VMT thresholds of significance. The Fresno VMT Thresholds document includes thresholds of significance for development projects, transportation projects, and land use plans. These thresholds of significance were developed using the County of Fresno as the applicable region, and the required reduction of VMT (as adopted in the Fresno VMT Thresholds) corresponds to Fresno County's contribution to the statewide GHG emission reduction target. In order to reach the statewide GHG reduction target of 15%, Fresno County must reduce its GHG emissions by 13%. The method of reducing GHG by 13% is to reduce VMT by 13% as well.

VMT is simply the product of a number of trips and those trips' lengths. The first step in a VMT analysis is to establish the baseline average VMT, which requires the definition of a region. The *CEQA Guidelines for Vehicle Miles Traveled Thresholds* for the City of Fresno provide that the Fresno County average VMT per Capita (appropriate for residential land uses) and Employee (appropriate for office/commercial non-retail land uses) are 16.1 and 25.6, respectively. The City's threshold targets a 13% reduction in VMT for residential and office/commercial non-retail land uses.

The City's adopted thresholds for development projects correspond to the regional averages modeled by Fresno COG's ABM. For residential and non-residential (except retail) development projects, the adopted threshold of significance is a 13% reduction, which means that projects that generate VMT in excess of a 13% reduction from the existing regional VMT per capita or per employee would have a significant environmental impact. Projects that reduce VMT by 13% or more are less than significant. For retail projects, the adopted threshold is any net increase in Regional VMT compared to the existing Regional VMT.

So, the target VMT for this Project, which contains only residential land use, is a maximum of (16.10 X (1.00 - 0.13) = 14.01) 14.01 VMT per capita. The threshold for office land uses is a maximum of (25.60 X (1.00 - 0.13) = 22.27) 22.27 VMT per employee and for retail land uses the City targets a net zero (0) increase in regional VMT for retail land uses.

VMT Results and Mitigations

Quantitative assessments of the VMT generated by a development project, for residential projects with 500 dwelling units or fewer, can be determined using the Fresno COG VMT Calculation Tool. The Project's trip generation data and TAZ ID were input in the Fresno COG VMT Calculation Tool. The Fresno COG VMT Calculation Tool output can be found in Appendix A. Table I summarizes the VMT results provided by the Fresno COG VMT Calculation Tool for the Project components and the effects of the VMT mitigation measures, if any. Based on the results of the Fresno COG VMT Calculation Tool, the Project is projected to have a VMT of 9.30 per capita, which falls below the City's VMT threshold of 14.01 VMT per capita.

Table I: VMT Results

Project Components	*Fresno COG Plus Project VMT Results[1]*	*City of Fresno VMT Threshold*	*Reduction in VMT from Mitigations*	*VMT (With Mitigations)*	*Significant VMT Impact?*
Single Family Residential	9.30	14.01	N/A	N/A	No

Note: 1 = VMT Results per Fresno COG VMT Calculation Tool Version 1.38

Conclusion

Conclusions regarding the VMT Analysis of the proposed Project are provided below:

- The Project proposes to develop the southwest corner with up to 191 (three-story) multi-family residential units.
- Residential projects having less than or equal to 500 dwelling units may calculate their VMT using the Fresno COG VMT Calculation Tool.
- The Fresno COG VMT Calculation Tool projected the Project to have a VMT of 9.30 per capita, which is below the City's VMT threshold of 14.01 VMT per capita.
- As a result, the proposed project will not have a significant VMT impact.

Study Participants

JLB Traffic Engineering, Inc. Personnel

Jose Luis Benavides, PE, TE	Project Manager
Carlos Ayala-Magana, EIT	Engineer I/II
Matthew Arndt, EIT	Engineer I/II
Adrian Benavides	Engineering Aide
Christian Sanchez	Engineering Aide

Persons Consulted:

George Jones	Shepherd Street Properties, LLC.

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Appendix A: Fresno COG VMT Calculation Tool Output

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Fresno COG Vehicle Miles Traveled Analysis Tool Summary Report

Tool Version: *Version 1.38* *Report Date:* *6/1/2022*

Project Information

Name:	Bacarra Apartments
Jurisdiction	Fresno
APN No.	40303007

Project Land Use

Residential	Single-family:	0	DU	Multi-family:	191	DU
	Total:	191	DU	Percent Affordable:	0	%
Non-Residential	Office:	0	EMP	Others:		TSF

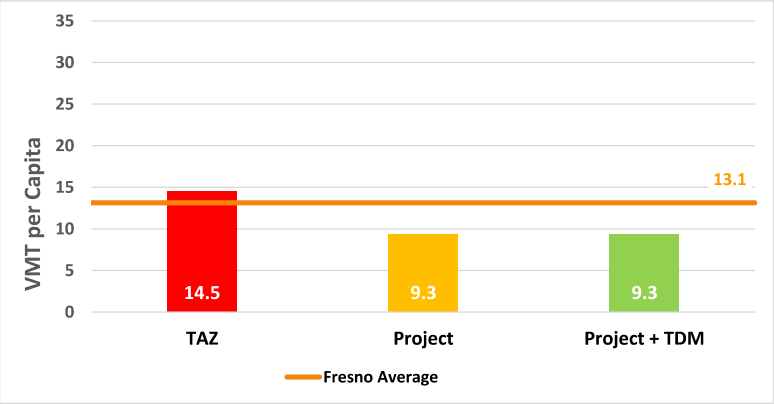
Project TDM measures (VMT reduction strategies)

TDM Strategy	Included in the project	TDM Quantification	% VMT/Capita Reduction	% VMT/Employment Reduction	
Implement Project Specific Vanpool Program	No		N/A		
Implement Project Specific Carpool Program	No			N/A	

Project VMT Results

Residential

Project's VMT/Capita (9.3) is less than City VMT/Capita (11.4 using 13% as threshold)



Project VMT per Capita:	9.3
City VMT / Capita:	13.1
Significant Impact:	No
Project VMT per Capita with TDM Measures:	9.3
Significant Impact with TDM measures:	No

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Appendix F
Preliminary Geotechnical Report

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GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED BACARRA VILLAS
SHEPHERD AND MAPLE AVENUES
FRESNO, CALIFORNIA

PROJECT NO. 012-21308
JANUARY 24, 2022

Prepared for:

MR. GEORGE JONES
BAJUN AMERICAN PROPERTIES, LP
1315 E. CURTIS AVENUE
REEDLEY, CALIFORNIA 93654

Prepared by:

KRAZAN & ASSOCIATES, INC.
GEOTECHNICAL ENGINEERING DIVISION
215 WEST DAKOTA AVENUE
CLOVIS, CALIFORNIA 93612
(559) 348-2200

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Krazan & ASSOCIATES, INC.

GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING
CONSTRUCTION TESTING & INSPECTION

January 24, 2022

KA Project No. 012-21308

Mr. George Jones
Bajun American Properties, LP
1315 E. Curtis Avenue
Reedley, California 93654

RE: Geotechnical Engineering Investigation
Proposed Bacarra Villas
Shepherd and Maple Avenues
Fresno, California

Dear Mr. Jones:

In accordance with your request, we have completed a Geotechnical Engineering Investigation for the above-referenced site. The results of our investigation are presented in the attached report.

If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (559) 348-2200.

Respectfully submitted,
KRAZAN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER
DAVID R. JAROSZ II
2698
GEOTECHNICAL
STATE OF CALIFORNIA

David R Jarosz, II
Managing Engineer
RGE No. 2698/RCE No. 60185

DRJ:ht

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January 24, 2022 KA Project No. 012-21308

GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED BACARRA VILLAS
SHEPHERD AND MAPLE AVENUES
FRESNO, CALIFORNIA

INTRODUCTION

This report presents the results of our Geotechnical Engineering Investigation for the proposed Bacarra Villas to be located at the southwest corner of Willow Avenue and Alluvial Avenue in Fresno, California. Discussions regarding site conditions are presented herein, together with conclusions and recommendations pertaining to site preparation, Engineered Fill, utility trench backfill, drainage and landscaping, foundations, concrete floor slabs and exterior flatwork, retaining walls, excavation stability, soil cement reactivity, and pavement design.

A site plan showing the approximate boring locations is presented following the text of this report. A description of the field investigation, boring logs, and the boring log legend are presented in Appendix A. Appendix A contains a description of the laboratory testing phase of this study along with the laboratory test results. Appendices B and C contain guides to earthwork and pavement specifications. When conflicts in the text of the report occur with the general specifications in the appendices, the recommendations in the text of the report have precedence.

PURPOSE AND SCOPE

This investigation was conducted to evaluate the soil and groundwater conditions at the site, to make geotechnical engineering recommendations for use in design of specific construction elements, and to provide criteria for site preparation and Engineered Fill construction.

Our scope of services was outlined in our proposal dated November 8, 2021 (KA Proposal No. P863-21) and included the following:

- A site reconnaissance by a member of our engineering staff to evaluate the surface conditions at the project site.
- A field investigation consisting of drilling 12 borings to depths ranging from approximately 10 to 25 feet for evaluation of the subsurface conditions at the project site.
- Performing laboratory tests on representative soil samples obtained from the borings to evaluate the physical and index properties of the subsurface soils.

- Evaluation of the data obtained from the investigation and an engineering analysis to provide recommendations for use in the project design and preparation of construction specifications.

- Preparation of this report summarizing the results, conclusions, recommendations, and findings of our investigation.

PROPOSED CONSTRUCTION

We understand that design of the proposed development is currently underway; structural load information and other final details pertaining to the structures are unavailable. On a preliminary basis, it is understood the development will include the construction of a multi-family residential development. It is anticipated the buildings will be single- or two-story structures to be supported on conventional foundations and concrete slab-on-grade. Footing loads are anticipated to be light to moderate. On-site paved areas and landscaping are also planned for the development of the project.

In the event these structural or grading details are inconsistent with the final design criteria, the Soils Engineer should be notified so that we may update this writing as applicable.

SITE LOCATION, SITE HISTORY AND SITE DESCRIPTION

The site is roughly rectangular in shape and encompasses approximately 7.1 acres. The site is located at the southwest corner of Shepherd Avenue and Maple Avenue in Fresno, California. A park is located east of the site. The remainder of the site is predominately surrounded by single-family and multi-family residential developments.

Site history was obtained by reviewing historical aerial photographs taken in 1998, 2009, 2018 and 2021. Review of the 1998 aerial photograph indicates that the project site was occupied by five rural residential developments with associated sheds, trees and shrubs. Remnants of a small structure were present in the western portion of the site. In addition, a canal trended north-south along the western edge of the site.

Review of the 2009 aerial photograph indicates the project site conditions appeared to be relatively similar to that noted in the 1998 aerial photograph, with the structure and trees removed from the western portion of the site.

Review of the 2018 and 2021 aerial photographs indicate the project site conditions appeared to be relatively similar to that noted in the 2009 aerial photograph.

Presently, the site is occupied by five rural residential developments with associated barns and sheds. Water wells and septic systems are associated with the existing developments. Several trees and shrubs are located throughout the site. The site is covered by a sparse to moderate weed growth and the surface soils have a loose consistency. An irrigation ditch trends along the western edge of the site. With the exception of the irrigation ditch, the site is relatively level with no major changes in grade.

GEOLOGIC SETTING

The San Joaquin Valley, which includes the Fresno area, is a topographic and structural basin that is bounded on the east by the Sierra Nevada and on the west by the Coast Ranges. The Sierra Nevada, a fault block dipping gently southwestward, is made up of igneous and metamorphic rocks of pre-Tertiary age that comprise the basement complex beneath the Valley. The Coast Ranges contain folded and faulted sedimentary rocks of Mesozoic and Cenozoic age, which are similar to those rocks that underlie the Valley at depth and non-conformably overlie the basement complex; gently dipping to nearly horizontal sedimentary rocks of Tertiary and Quaternary age overlie the older rocks. These younger rocks are mostly of continental origin and in the Fresno area, they were derived from the Sierra Nevada.

The San Joaquin River is the principal river in the area. Alluvial fans formed by this river are the largest geomorphic features in the Fresno area. The formation of the fans has resulted in rather flat regional topography.

The Coast Ranges evolved as a result of folding, faulting and accretion of diverse geologic terrains. They are composed chiefly of sedimentary and metamorphic rocks that are sharply deformed into complex structures. They are broken by numerous faults, the San Andreas Fault being the most notable structural feature.

Both the Sierra Nevada and Coast Range are geologically young mountain ranges and possess active and potentially active fault zones. Major active faults and fault Zones occur at some distance to the east, west and south of the Fresno area. The Owens Valley Fault Zone bounds the eastern edge of the Sierra Nevada block and contains both active and potentially active faults.

Portions of the Ortigalita, Calaveras, Hayward and Rinconada Faults, which are to the west, are considered potentially active. The San Andreas Fault is possibly the best-known fault and is located about 60 to 70 miles to the west.

There are no active fault traces in the project vicinity. Accordingly, the project area is not within an Earthquake Fault Zone (Special Studies Zone) and will not require a special site investigation by an Engineering Geologist.

Fresno residents could feel the effects of a large seismic event on one of the nearby active or potentially active fault zones. Fresno has experienced groundshaking from earthquakes in the historical past. According to the Five County Seismic Safety Element, groundshaking of VII intensity (Modified Mercali Scale) was felt in Fresno from the 1872 Owens Valley Earthquake. This is the largest known earthquake event affecting the Fresno area.

Secondary hazards from earthquakes include rupture, seiche, landslides, liquefaction, and subsidence. Since there are no known faults within the immediate area, ground rupture from surface faulting should not be a potential problem. Seiche and landslides are not hazards in the area either. Liquefaction potential (sudden loss of shear strength in a saturated cohesionless soil) should be low since groundwater

occurs below 90 feet. Lastly, deep subsidence problems may be low to moderate according to the conclusions of the Five County Seismic Safety Element. However, there are no known occurrences of structural or architectural damage due to deep subsidence in the Fresno area.

FIELD AND LABORATORY INVESTIGATIONS

Subsurface soil conditions were explored by drilling 12 borings to depths ranging from approximately 10 to 25 feet below existing site grade, using a truck-mounted drill rig. In addition, 3 bulk subgrade samples were obtained from the site for laboratory R-value testing. The approximate boring and bulk sample locations are shown on the site plan. During drilling operations, penetration tests were performed at regular intervals to evaluate the soil consistency and to obtain information regarding the engineering properties of the subsoils. Soil samples were retained for laboratory testing. The soils encountered were continuously examined and visually classified in accordance with the Unified Soil Classification System. A more detailed description of the field investigation is presented in Appendix A.

Laboratory tests were performed on selected soil samples to evaluate their physical characteristics and engineering properties. The laboratory testing program was formulated with emphasis on the evaluation of natural moisture, density, gradation, shear strength, consolidation potential, expansion potential, R-value, and moisture-density relationships of the materials encountered. In addition, chemical tests were performed to evaluate the soil-cement reactivity. Details of the laboratory test program and results of the laboratory tests are summarized in Appendix A. This information, along with the field observations, was used to prepare the final boring logs in Appendix A.

SOIL PROFILE AND SUBSURFACE CONDITIONS

Based on our findings, the subsurface conditions encountered appear typical of those found in the geologic region of the site. In general, the upper soils consisted of approximately 6 to 12 inches of very loose silty sand or clayey sand. These soils are disturbed, have low strength characteristics and are highly compressible when saturated.

Beneath the loose surface soils, approximately 1 to 3 feet of loose to very dense silty sand, silty sand with trace clay or clayey sand were encountered. Some of these soils were weakly cemented. Field and laboratory tests suggest that these soils are moderately strong and slightly compressible. Penetration resistance ranged from 9 blows per foot to greater than 50 blows per 6 inches. Dry densities ranged from 103 to 131 pcf. Representative soil samples consolidated approximately 1½ and 2½ percent under a 2 ksf load when saturated. A representative soil sample had an angle of internal friction of 43 degrees. Representative samples of the clayey soils had expansion indices between 0 and 19.

Below approximately 3 to 5 feet, layers of predominately medium dense to very dense silty sand, silty sand with clay, clayey sand, gravelly sand, sand and sandy silt were encountered. Field and laboratory tests suggest that these soils are moderately strong and slightly compressible. Penetration resistance ranged from 11 blows per foot to greater than 50 blows per 6 inches. Dry densities ranged from 89 to 130 pcf. These soils had similar strength characteristics as the upper soils and extended to the termination depth of our borings.

For additional information about the soils encountered, please refer to the boring logs in Appendix A.

GROUNDWATER

Test boring locations were checked for the presence of groundwater during and immediately following the drilling operations. Free groundwater was not encountered.

Very dense, weakly cemented silty sand, locally referred to as "hardpan" was encountered below 1½ to 2 feet in several of the borings. These cemented soils can be generally characterized as relatively strong, slightly compressible, and have a low permeability. This cementation retards the free percolation of the surface water into the soil stratum below the hardpan frequently resulting in a temporary perched water table condition at or near the ground surface

It should be recognized that water table elevations may fluctuate with time, being dependent upon seasonal precipitation, irrigation, land use and climatic conditions, as well as other factors. Therefore, water level observations at the time of the field investigation may vary from those encountered during the construction phase of the project. The evaluation of such factors is beyond the scope of this report.

CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of our field and laboratory investigations, along with previous geotechnical experience in the project area, the following is a summary of our evaluations, conclusions, and recommendations.

Administrative Summary

In brief, the subject site and soil conditions, with the exception of the loose surface soils, previous development and existing development, appear to be conducive to the development of the project. The surface soils have a loose consistency. These soils are disturbed, have low strength characteristics and are highly compressible when saturated. Accordingly, it is recommended that the surface soils be recompacted. This compaction effort should stabilize the surface soils and locate any unsuitable or pliant areas not found during our field investigation.

Fill material was not encountered in our borings. However, fill may be present between and beyond our boring locations. The extent of fill material was determined based on limited test borings and visual observation. Verification of the extent of fill should be determined during site grading. It is recommended that fill soils which have not been properly compacted and certified be excavated and stockpiled so that the native soils can be prepared properly. It is anticipated the fill material will be suitable for reuse as Engineered Fill, provided it is cleansed of excessive organics and debris.

The site is presently occupied by several rural residential developments. Associated with these developments are buried structures, such as utility lines, possible basements, septic systems and potentially loosely backfilled excavations that may extend into the site. Demolition activities should include proper removal of any buried structures. Any buried structures, including utilities or loosely backfilled excavations, encountered during construction should be properly removed and the resulting

excavations backfilled with Engineered Fill. It is suspected that demolition activities of the existing structures will disturb the upper soils. After demolition activities, it is recommended that these disturbed soils be removed and/or recompacted. This compaction effort should stabilize the upper soils and locate any unsuitable or pliant areas not found during our field investigation.

Several trees and shrubs are located within the site. Tree and shrub removal operations should include roots greater than 1 inch in diameter. The resulting excavations should be cleaned to firm native ground and backfilled with Engineered Fill compacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557.

An irrigation ditch trends along the western portion of the site. All deleterious materials and loose soils should be removed from the ditch and the resulting excavations should be cleaned to firm native soil, and backfilled with Engineered Fill compacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557.

Lenses of cemented silty sand, locally referred to as hardpan, were encountered below approximately 1½ to 2 feet in some of the borings. Hardpan is an excellent foundation-bearing material because of its apparent rock-like properties caused by particle cementation. However, this same cementation also retards the free percolation of the surface water into the soil stratum below the hardpan, frequently resulting in a temporary perched water table condition at or near the ground surface. This perched water condition has a substantial effect on the strength characteristics of the surface soils. As a mitigation measure, very positive drainage should be established around the proposed structures.

Sandy soil conditions were encountered at the site. These cohesionless soils have a tendency to cave in trench wall excavations. Shoring or sloping back trench sidewalls may be required within these sandy soils.

After completion of the recommended site preparation, the site should be suitable for shallow footing support. The proposed structure footings may be designed utilizing allowable bearing pressure of 3,000 pounds per square foot for dead-plus-live loads. Footings should have a minimum embedment of 18 inches.

Groundwater Influence on Structures/Construction

Based on our findings and historical records, it is not anticipated that groundwater will rise within the zone of structural influence or affect the construction of foundations and pavements for the project. However, if earthwork is performed during or soon after periods of precipitation, the subgrade soils may become saturated, "pump," or not respond to densification techniques. Typical remedial measures include: discing and aerating the soil during dry weather; mixing the soil with dryer materials; removing and replacing the soil with an approved fill material; or mixing the soil with an approved lime or cement product. Our firm should be consulted prior to implementing remedial measures to observe the unstable subgrade conditions and provide appropriate recommendations.

Some structures in the Fresno area that are founded on hardpan have experienced standing water for extended periods of time in crawl spaces below wooden floors or within sunken floor slab areas. The sources of the water were natural precipitation and landscape irrigation, and consequently, wood floor and sunken floor slab construction in hardpan soils are discouraged.

Site Preparation

General site clearing should include removal of concrete; vegetation and existing utilities; and structures; including foundations; basement walls and floors; existing stockpiled soil; trees and associated root systems; rubble; rubbish; and any loose and/or saturated materials. Site stripping should extend to a minimum depth of 2 to 4 inches, or until all organics in excess of 3 percent by volume are removed. Deeper stripping may be required in localized areas. These materials will not be suitable for reuse as Engineered Fill. However, stripped topsoil may be stockpiled and reused in landscape or non-structural areas.

Fill material was not encountered in our borings. However, fill may be present between and beyond our boring locations. The extent of fill material was determined based on limited test borings and visual observation. Verification of the extent of fill should be determined during site grading. It is recommended that fill soils which have not been properly compacted and certified be excavated and stockpiled so that the native soils can be prepared properly. It is anticipated the fill material will be suitable for reuse as Engineered Fill, provided it is cleansed of excessive organics and debris.

Several rural residential developments are located within the site. Associated with these developments are buried structures, such as utility lines, potential basements and possible septic systems that may extend into the project site. Any buried structures, including utilities or loosely backfilled excavations, encountered during construction should be properly removed and the resulting excavations backfilled. During grading operations, the site should be investigated utilizing fully loaded earthmoving equipment to identify potential loosely backfilled excavations or buried structures. It is suspected that demolition activities of the existing structures will disturb the upper soils. After demolition activities, it is recommended that these disturbed soils be removed and/or recompacted. Excavations, depressions, or soft and pliant areas extending below planned finished subgrade levels should be cleaned to firm, undisturbed soil and backfilled with Engineered Fill. In general, any septic tanks, debris pits, cesspools, or similar structures should be entirely removed. Concrete footings should be removed to an equivalent depth of at least 3 feet below proposed footing elevations or as recommended by the Soils Engineer. Any other buried structures should be removed in accordance with the recommendations of the Soils Engineer. Resulting excavations should be backfilled with Engineered Fill.

Trees and shrubs are located throughout the site. Tree and shrub removal operations should include roots greater than 1 inch in diameter. The resulting excavation should be cleaned to firm native ground and backfilled with Engineered Fill compacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557.

An irrigation ditch trends along the western portion of the site. All deleterious materials and loose soils should be removed from the ditch and the resulting excavations should be cleaned to firm native soil, and backfilled with Engineered Fill compacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557.

Following stripping, tree and shrub removal operations and demolition activities, the exposed subgrade within the building pad areas should be excavated to a depth of at least 12 inches, worked until uniform and free from large clods, moisture-conditioned as necessary, and recompacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557. Limits of recompaction should extend 5 feet beyond structural elements. Prior to backfilling, the bottom of the excavation should be proofrolled and observed by Krazan & Associates, Inc. for stability. Soft or pliant areas should be excavated to firm native ground. This compaction effort should stabilize the surface soils and locate any unsuitable or pliant areas not found during our field investigation.

Following stripping, tree and shrub removal operations and demolition activities, the exposed subgrade within the exterior flatwork and pavement areas should be excavated/scarified to a depth of at least 12 inches, worked until uniform and free from large clods, moisture-conditioned as necessary, and recompacted to a minimum of 90 percent of maximum density based on ASTM Test Method D1557. Limits of recompaction should extend a minimum of 2 feet beyond flatwork and pavements. This compaction effort should stabilize the surface soils and locate any unsuitable or pliant areas not found during our field investigation.

The upper soils, during wet winter months, become very moist due to the absorptive characteristics of the soil. Earthwork operations performed during winter months may encounter very moist unstable soils which may require removal to grade a stable building foundation. Project site winterization consisting of placement of aggregate base and protecting exposed soils during the construction phase should be performed.

A representative of our firm should be present during all site clearing and grading operations to test and observe earthwork construction. This testing and observation is an integral part of our service as acceptance of earthwork construction is dependent upon compaction of the material and the stability of the material. The Soils Engineer may reject any material that does not meet compaction and stability requirements. Further recommendations of this report are predicated upon the assumption that earthwork construction will conform to recommendations set forth in this section and the Engineered Fill section.

Engineered Fill

The on-site, upper native soils are predominately silty sand, silty sand with trace clay, and clayey sand. Preliminary testing indicates these soils will be suitable for reuse as Engineered Fill, provided they are cleansed of excessive organics, debris, and fragments larger than 4 inches in maximum dimension. Clayey soils with an expansion index greater than 20 will be not be suitable for reuse as Engineered Fill within the upper 12 inches of soil supporting slab-on-grade and exterior flatwork areas. The clayey soils will be suitable for reuse as general Engineered Fill, provided they are placed in pavement areas or a

minimum of 12 inches below proposed slab-on-grade areas. It is recommended that additional testing be performed on the on-site soils to evaluate the physical and index properties prior to reuse as Engineered Fill.

The preferred materials specified for Engineered Fill are suitable for most applications with the exception of exposure to erosion. Project site winterization and protection of exposed soils during the construction phase should be the sole responsibility of the Contractor, since he has complete control of the project site at that time.

Imported Fill material should be predominately non-expansive granular material with a plasticity index less than 10 and an expansion index less than 20. Imported Fill should be free from rocks and clods greater than 4 inches in diameter. All Imported Fill material should be submitted to the Soils Engineer for approval at least 48 hours prior to delivery at the site.

Fill soils should be placed in lifts approximately 6 inches thick, moisture-conditioned as necessary, and compacted to achieve at least 90 percent maximum density as based on ASTM Test Method D1557. Additional lifts should not be placed if the previous lift did not meet the required dry density or if soil conditions are not stable.

Drainage and Landscaping

The ground surface should slope away from building pad and pavement areas toward appropriate drop inlets or other surface drainage devices. In accordance with Section 1804 of the 2019 California Building Code, it is recommended that the ground surface adjacent to foundations be sloped a minimum of 5 percent for a minimum distance of 10 feet away from structures, or to an approved alternative means of drainage conveyance. Swales used for conveyance of drainage and located within 10 feet of foundations should be sloped a minimum of 2 percent. Impervious surfaces, such as pavement and exterior concrete flatwork, within 10 feet of building foundations should be sloped a minimum of 1 percent away from the structure. Drainage gradients should be maintained to carry all surface water to collection facilities and off-site. These grades should be maintained for the life of the project.

Utility Trench Backfill

Utility trenches should be excavated according to accepted engineering practices following OSHA (Occupational Safety and Health Administration) standards by a Contractor experienced in such work. The responsibility for the safety of open trenches should be borne by the Contractor. Traffic and vibration adjacent to trench walls should be reduced and cyclic wetting and drying of excavation side slopes should be avoided. Depending upon the location and depth of some utility trenches, groundwater flow into open excavations could be experienced, especially during or shortly following periods of precipitation.

Utility trench backfill placed in or adjacent to buildings and exterior slabs should be compacted to at least 90 percent of maximum density based on ASTM Test Method D1557. Utility trench backfill placed in pavement areas should be compacted to at least 90 percent of maximum density based on ASTM Test Method D1557. Pipe bedding should be in accordance with pipe manufacturer's recommendations.

Sandy and gravelly soil conditions were encountered at the site. These cohesionless soils have a tendency to cave in trench wall excavation. Shoring or sloping back trench sidewalls may be required within these sandy and gravelly soils.

The Contractor is responsible for removing all water sensitive soil from the trench regardless of the backfill location and compaction requirements. The Contractor should use appropriate equipment and methods to avoid damage to the utilities and/or structures during fill placement and compaction.

Foundations

After completion of the recommended site preparation, the site should be suitable for shallow footing support. The proposed structures may be supported on a shallow foundation system bearing on undisturbed native soils or Engineered Fill. Spread and continuous footings can be designed for the following maximum allowable soil bearing pressures:

Load	Allowable Loading
Dead Load Only	2,250 psf
Dead-Plus-Live Load	3,000 psf
Total Load, including wind or seismic loads	4,000 psf

The footings should have a minimum depth of 18 inches below pad subgrade (soil grade) or adjacent exterior grade, whichever is lower. Footings should have a minimum width of 12 inches, regardless of load.

The total settlement is not expected to exceed 1 inch. Differential settlement, should be less than ½ inch. Most of the settlement is expected to occur during construction, as the loads are applied. However, additional post-construction settlement may occur if the foundation soils are flooded or saturated.

Resistance to lateral footing displacement can be computed using an allowable friction factor of 0.4 acting between the base of foundations and the supporting subgrade. Lateral resistance for footings can alternatively be developed using an allowable equivalent fluid passive pressure of 350 pounds per cubic foot acting against the appropriate vertical footing faces. The frictional and passive resistance of the soil may be combined without reduction in determining the total lateral resistance. A ⅓ increase in the above value may be used for short duration, wind, or seismic loads.

Floor Slabs and Exterior Flatwork

In areas that will utilize moisture-sensitive floor coverings, concrete slab-on-grade floors should be underlain by a water vapor retarder. The water vapor retarder should be installed in accordance with accepted engineering practice. The water vapor retarder should consist of a vapor retarder sheeting underlain by a minimum of 3 inches of compacted, clean, gravel of ¾-inch maximum size. To aide in concrete curing an optional 2 to 4 inches of granular fill may be placed on top of the vapor retarder. The granular fill should consist of damp clean sand with at least 10 to 30 percent of the sand passing the 100 sieve. The sand should be free of clay, silt, or organic material. Rock dust which is manufactured sand from rock crushing operations is typically suitable for the granular fill. This granular fill material should be compacted.

The exterior floors should be poured separately in order to act independently of the walls and foundation system. All fills required to bring the building pads to grade should be Engineered Fills.

Moisture within the structure may be derived from water vapors, which were transformed from the moisture within the soils. This moisture vapor can travel through the vapor membrane and penetrate the slab-on-grade. This moisture vapor penetration can affect floor coverings and produce mold and mildew in the structure. To reduce moisture vapor intrusion, it is recommended that a vapor retarder be installed. It is recommended that the utility trenches within the structure be compacted, as specified in our report, to reduce the transmission of moisture through the utility trench backfill. Special attention to the immediate drainage and irrigation around the building is recommended. Positive drainage should be established away from the structure and should be maintained throughout the life of the structure. Ponding of water should not be allowed adjacent to the structure. Over-irrigation within landscaped areas adjacent to the structure should not be performed. In addition, ventilation of the structure (i.e. ventilation fans) is recommended to reduce the accumulation of interior moisture.

Lateral Earth Pressures and Retaining Walls

Walls retaining horizontal backfill and capable of deflecting a minimum of 0.1 percent of its height at the top may be designed using an equivalent fluid active pressure of 40 pounds per square foot per foot of depth. Walls that are incapable of this deflection or are fully constrained against deflection may be designed for an equivalent fluid at-rest pressure of 60 pounds per square foot per foot of depth. Expansive soils should not be used for backfill against walls. The wedge of non-expansive backfill material should extend from the bottom of each retaining wall outward and upward at a slope of 2:1 (horizontal to vertical) or flatter. The stated lateral earth pressures do not include the effects of hydrostatic water pressures generated by infiltrating surface water that may accumulate behind the retaining walls; or loads imposed by construction equipment, foundations, or roadways.

Retaining and/or below grade walls should be drained with either perforated pipe encased in free-draining gravel or a prefabricated drainage system. The gravel zone should have a minimum width of 12 inches and should extend upward to within 12 inches of the top of the wall. The upper 12 inches of backfill should consist of native soils, concrete, asphaltic concrete, or other suitable backfill to reduce surface drainage into the wall drain system. The aggregate should conform to Class 2 permeable materials graded in accordance with CalTrans Standard Specifications (2018). Prefabricated drainage

systems, such as Miradrain®, Enkadrain®, or an equivalent substitute, are acceptable alternatives in lieu of gravel provided they are installed in accordance with the manufacturer's recommendations. If a prefabricated drainage system is proposed, our firm should review the system for final acceptance prior to installation.

Drainage pipes should be placed with perforations down and should discharge in a non-erosive manner away from foundations and other improvements. The pipes should be placed no higher than 6 inches above the heel of the wall, in the center line of the drainage blanket and should have a minimum diameter of four inches. Collector pipes may be either slotted or perforated. Slots should be no wider than ⅛ inch in diameter, while perforations should be no more than ¼ inch in diameter. If retaining walls are less than 6 feet in height, the perforated pipe may be omitted in lieu of weep holes on 4 feet maximum spacing. The weep holes should consist of 4-inch diameter holes (concrete walls) or unmortared head joints (masonry walls) and not be higher than 18 inches above the lowest adjacent grade. Two 8-inch square overlapping patches of geotextile fabric (conforming to CalTrans Standard Specifications for "edge drains") should be affixed to the rear wall opening of each weep hole to retard soil piping.

During grading and backfill operations adjacent to any walls, heavy equipment should not be allowed to operate within a lateral distance of 5 feet from the wall, or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessive lateral pressures. Within this zone, only hand-operated equipment ("whackers," vibratory plates, or pneumatic compactors) should be used to compact the backfill soils.

Seismic Parameters – 2019 California Building Code

The Site Class per Section 1613 of the 2019 California Building Code (2019 CBC) and ASCE 7-16, Chapter 20 is based upon the site soil conditions. It is our opinion that a Site Class D is most consistent with the subject site soil conditions. For seismic design of the structures based on the seismic provisions of the 2019 CBC, we recommend the following parameters:

Seismic Item	Value	CBC Reference
Site Class	D	Section 1613.2.2
Site Coefficient F_a	1.368	Table 1613.2.3 (1)
S_s	0.540	Section 1613.2.1
S_{MS}	0.739	Section 1613.2.3
S_{DS}	0.493	Section 1613.2.4
Site Coefficient F_v	2.168	Table 1613.2.3 (2)
S_1	0.216	Section 1613.2.1
S_{M1}	0.468	Section 1613.2.3
S_{D1}	0.312	Section 1613.2.4
T_S	0.633	Section 1613.2

* Based on Equivalent Lateral Force (ELF) Design Procedure being used.

Soil Cement Reactivity

Excessive sulfate in either the soil or native water may result in an adverse reaction between the cement in concrete (or stucco) and the soil. HUD/FHA and CBC have developed criteria for evaluation of sulfate levels and how they relate to cement reactivity with soil and/or water.

Soil samples were obtained from the site and tested in accordance with State of California Materials Manual Test Designation 417. The sulfate concentrations detected in these soil samples were less than 150 ppm and are below the maximum allowable values established by HUD/FHA and CBC. Therefore, no special design requirements are necessary to compensate for sulfate reactivity with the cement.

Compacted Material Acceptance

Compaction specifications are not the only criteria for acceptance of the site grading or other such activities. However, the compaction test is the most universally recognized test method for assessing the performance of the Grading Contractor. The numerical test results from the compaction test cannot be used to predict the engineering performance of the compacted material. Therefore, the acceptance of compacted materials will also be dependent on the stability of that material. The Soils Engineer has the option of rejecting any compacted material regardless of the degree of compaction if that material is considered to be unstable or if future instability is suspected. A specific example of rejection of fill material passing the required percent compaction is a fill which has been compacted with an in-situ moisture content significantly less than optimum moisture. This type of dry fill (brittle fill) is susceptible to future settlement if it becomes saturated or flooded.

Testing and Inspection

A representative of Krazan & Associates, Inc. should be present at the site during the earthwork activities to confirm that actual subsurface conditions are consistent with the exploratory fieldwork. This activity is an integral part of our service, as acceptance of earthwork construction is dependent upon compaction testing and stability of the material. This representative can also verify that the intent of these recommendations is incorporated into the project design and construction. Krazan & Associates, Inc. will not be responsible for grades or staking, since this is the responsibility of the Prime Contractor.

LIMITATIONS

Soils Engineering is one of the newest divisions of Civil Engineering. This branch of Civil Engineering is constantly improving as new technologies and understanding of earth sciences advance. Although your site was analyzed using the most appropriate and most current techniques and methods, undoubtedly there will be substantial future improvements in this branch of engineering. In addition to advancements in the field of Soils Engineering, physical changes in the site, either due to excavation or fill placement, new agency regulations, or possible changes in the proposed structure after the soils report is completed may require the soils report to be professionally reviewed. In light of this, the Owner should be aware that there is a practical limit to the usefulness of this report without critical review. Although the time limit for this review is strictly arbitrary, it is suggested that 2 years be considered a reasonable time for the usefulness of this report.

Foundation and earthwork construction is characterized by the presence of a calculated risk that soil and groundwater conditions have been fully revealed by the original foundation investigation. This risk is derived from the practical necessity of basing interpretations and design conclusions on limited sampling of the earth. The recommendations made in this report are based on the assumption that soil conditions do not vary significantly from those disclosed during our field investigation. If any variations or undesirable conditions are encountered during construction, the Soils Engineer should be notified so that supplemental recommendations may be made.

The conclusions of this report are based on the information provided regarding the proposed construction. If the proposed construction is relocated or redesigned, the conclusions in this report may not be valid. The Soils Engineer should be notified of any changes so the recommendations may be reviewed and re-evaluated.

This report is a Geotechnical Engineering Investigation with the purpose of evaluating the soil conditions in terms of foundation design. The scope of our services did not include any Environmental Site Assessment for the presence or absence of hazardous and/or toxic materials in the soil, groundwater, or atmosphere; or the presence of wetlands. Any statements, or absence of statements, in this report or on any boring log regarding odors, unusual or suspicious items, or conditions observed, are strictly for descriptive purposes and are not intended to convey engineering judgment regarding potential hazardous and/or toxic assessment.

The geotechnical engineering information presented herein is based upon professional interpretation utilizing standard engineering practices and a degree of conservatism deemed proper for this project. It is not warranted that such information and interpretation cannot be superseded by future geotechnical engineering developments. We emphasize that this report is valid for the project outlined above and should not be used for any other sites.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office at (559) 348-2200.

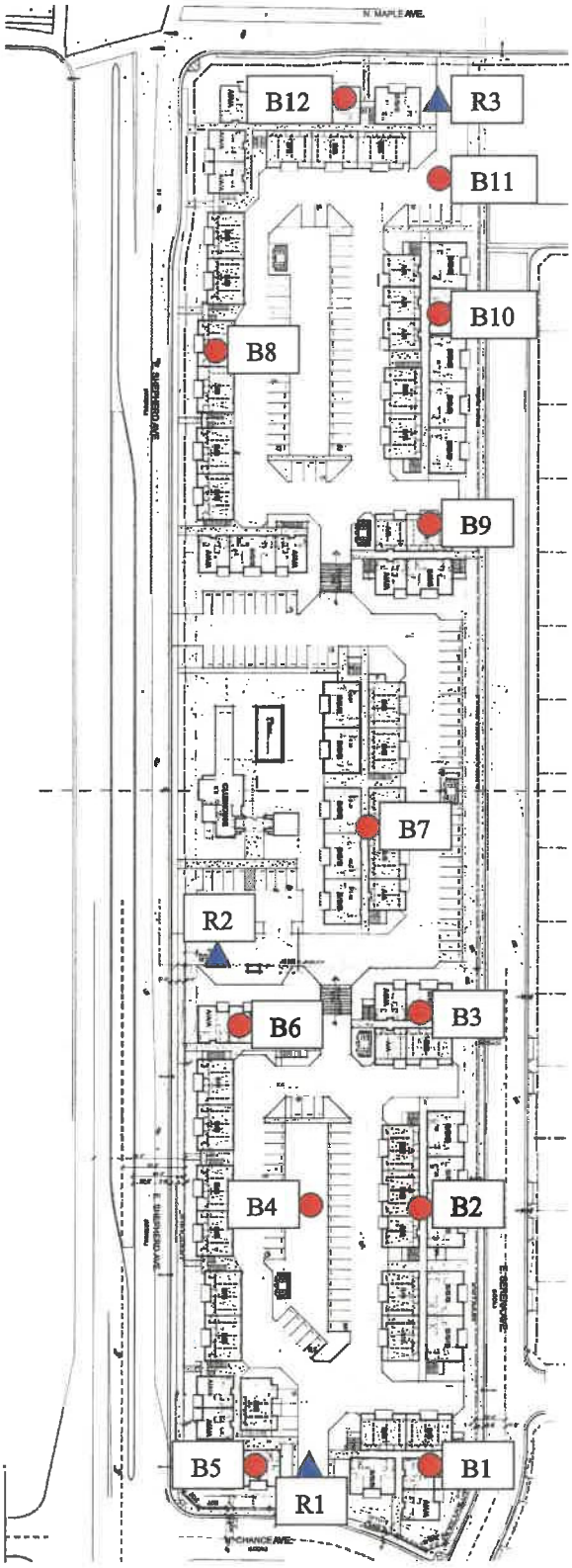
Respectfully submitted,
KRAZAN & ASSOCIATES, INC.



Steve Nelson
Project Engineer

David R Jarosz, II
Managing Engineer
RGE No. 2698/RCE No. 60185

SN/DRJ:ht



APPROXIMATE BORING LOCATION

APPROXIMATE R-VALUE LOCATION

SITE MAP	**Scale:** NTS	**Date:** Jan. 2022	Krazan GEOTECHNICAL ENGINEERING
Bacarra Villas **Shepherd and Maple Avenues** **Fresno, California**	**Drawn by:** HT	**Approved by:** DJ	
	Project No. 012-21308	**Figure No.** 1	

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APPENDIX A

FIELD AND LABORATORY INVESTIGATIONS

Field Investigation

The field investigation consisted of a surface reconnaissance and a subsurface exploratory program. Twelve 4½-inch diameter exploratory borings were advanced. The boring locations are shown on the site plan.

The soils encountered were logged in the field during the exploration and, with supplementary laboratory test data, are described in accordance with the Unified Soil Classification System.

Modified standard penetration tests were performed at selected depths. This test represents the resistance to driving a 2½-inch diameter split barrel sampler. The driving energy was provided by a hammer weighing 140 pounds falling 30 inches. Relatively undisturbed soil samples were obtained while performing this test. Bag samples of the disturbed soil were obtained from the auger cuttings. All samples were returned to our Clovis laboratory for evaluation.

Laboratory Investigation

The laboratory investigation was programmed to determine the physical and mechanical properties of the foundation soil underlying the site. Test results were used as criteria for determining the engineering suitability of the surface and subsurface materials encountered.

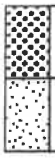
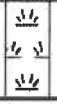
In-situ moisture content, dry density, consolidation, direct shear, and sieve analysis tests were completed for the undisturbed samples representative of the subsurface material. Expansion index and R-value tests were completed for select bag samples obtained from the auger cuttings. These tests, supplemented by visual observation, comprised the basis for our evaluation of the site material.

The logs of the exploratory borings and laboratory determinations are presented in this Appendix.

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UNIFIED SOIL CLASSIFICATION SYSTEM

UNIFIED SOIL CLASSIFICATION AND SYMBOL CHART

COARSE-GRAINED SOILS (more than 50% of material is larger than No. 200 sieve size.)			
GRAVELS More than 50% of coarse fraction larger than No. 4 sieve size	Clean Gravels (Less than 5% fines)		
		GW	Well-graded gravels, gravel-sand mixtures, little or no fines
		GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
	Gravels with fines (More than 12% fines)		
		GM	Silty gravels, gravel-sand-silt mixtures
		GC	Clayey gravels, gravel-sand-clay mixtures
SANDS 50% or more of coarse fraction smaller than No. 4 sieve size	Clean Sands (Less than 5% fines)		
		SW	Well-graded sands, gravelly sands, little or no fines
		SP	Poorly graded sands, gravelly sands, little or no fines
	Sands with fines (More than 12% fines)		
		SM	Silty sands, sand-silt mixtures
		SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS (50% or more of material is smaller than No. 200 sieve size.)			
SILTS AND CLAYS Liquid limit less than 50%		ML	Inorganic silts and very fine sands, rock flour, silty of clayey fine sands or clayey silts with slight plasticity
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
		OL	Organic silts and organic silty clays of low plasticity
SILTS AND CLAYS Liquid limit 50% or greater		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
		CH	Inorganic clays of high plasticity, fat clays
		OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils

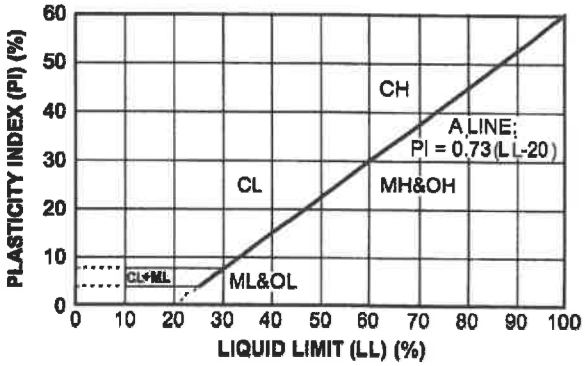
CONSISTENCY CLASSIFICATION

Description	Blows per Foot
Granular Soils	
Very Loose	< 5
Loose	5 – 15
Medium Dense	16 – 40
Dense	41 – 65
Very Dense	> 65
Cohesive Soils	
Very Soft	< 3
Soft	3 – 5
Firm	6 – 10
Stiff	11 – 20
Very Stiff	21 – 40
Hard	> 40

GRAIN SIZE CLASSIFICATION

Grain Type	*Standard Sieve Size*	*Grain Size in Millimeters*
Boulders	Above 12 inches	Above 305
Cobbles	12 to 13 inches	305 to 76.2
Gravel	3 inches to No. 4	76.2 to 4.76
Coarse-grained	3 to ¾ inches	76.2 to 19.1
Fine-grained	¾ inches to No. 4	19.1 to 4.76
Sand	No. 4 to No. 200	4.76 to 0.074
Coarse-grained	No. 4 to No. 10	4.76 to 2.00
Medium-grained	No. 10 to No. 40	2.00 to 0.042
Fine-grained	No. 40 to No. 200	0.042 to 0.074
Silt and Clay	Below No. 200	Below 0.074

PLASTICITY CHART



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Log of Boring B1

Project: Bacarra Villas

Project No: 012-21308

Client: Bajun American Properties, LP

Figure No.: A-1

Location: Shepherd and Maple Avenues, Fresno, California

Logged By: Erick Escobar

Depth to Water>

Initial: None

At Completion: None

Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.
0		Ground Surface				
0		***SILTY SAND (SM)*** Very loose, fine- to medium-grained; brown, moist, drills easily Loose below 12 inches				
2			114.0	7.8		9
4		Medium dense with trace CLAY below 3½ feet				
6			117.8	6.7		26
8						
10			121.8	6.3		37
12		***SAND (SP)*** Medium dense, fine- to medium-grained; light brown, damp, drills easily				
14						
16			109.9	3.4		17
18						
20		Loose below 20 feet				

Penetration Test blows/ft: 20, 40, 60

Water Content (%): 10, 20, 30, 40

Drill Method: Solid Flight

Drill Date: 1-6-22

Drill Rig: CME 45C-3

Krazan and Associates

Hole Size: 4½ Inches

Driller: Eddie Tapia

Elevation: 25 Feet

Log of Boring B1

Project: Bacarra Villas

Project No: 012-21308

Client: Bajun American Properties, LP

Figure No.: A-1

Location: Shepherd and Maple Avenues, Fresno, California

Logged By: Erick Escobar

Depth to Water>

Initial: None

At Completion: None

SUBSURFACE PROFILE			SAMPLE				Penetration Test blows/ft	Water Content (%)
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.	20 40 60	10 20 30 40
20			103.4	2.8		14	▲	■
22								
24								
26		End of Borehole						
28								
30								
32								
34								
36								
38								
40								

Drill Method: Solid Flight

Drill Date: 1-6-22

Drill Rig: CME 45C-3

Krazan and Associates

Hole Size: 4½ Inches

Driller: Eddie Tapia

Elevation: 25 Feet

Log of Boring B2

Project: Bacarra Villas

Project No: 012-21308

Client: Bajun American Properties, LP

Figure No.: A-2

Location: Shepherd and Maple Avenues, Fresno, California

Logged By: Erick Escobar

Depth to Water> **Initial:** None **At Completion:** None

Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.
0		Ground Surface				
0		***SILTY SAND (SM)*** Very loose, fine- to medium-grained; brown, moist, drills easily Loose below 12 inches				
2		***SILTY SAND (SM)*** Medium dense, fine- to medium-grained with trace CLAY; brown, moist, drills easily	130.7	8.7		24
4		***CLAYEY SAND (SC)*** Dense, fine- to coarse-grained; brown, moist, drills firmly	129.9	6.6		56
6						
8		***SAND (SP)*** Medium dense, fine- to medium-grained; light brown, damp, drills easily				
10			108.6	2.3		17
12						
14						
16		End of Borehole				
18						
20						

Penetration Test blows/ft: 20, 40, 60

Water Content (%): 10, 20, 30, 40

Drill Method: Solid Flight

Drill Date: 1-6-22

Drill Rig: CME 45C-3

Krazan and Associates

Hole Size: 4½ Inches

Driller: Eddie Tapia

Elevation: 15 Feet

Sheet: 1 of 1

Log of Boring B3

Project: Bacarra Villas

Project No: 012-21308

Client: Bajun American Properties, LP

Figure No.: A-3

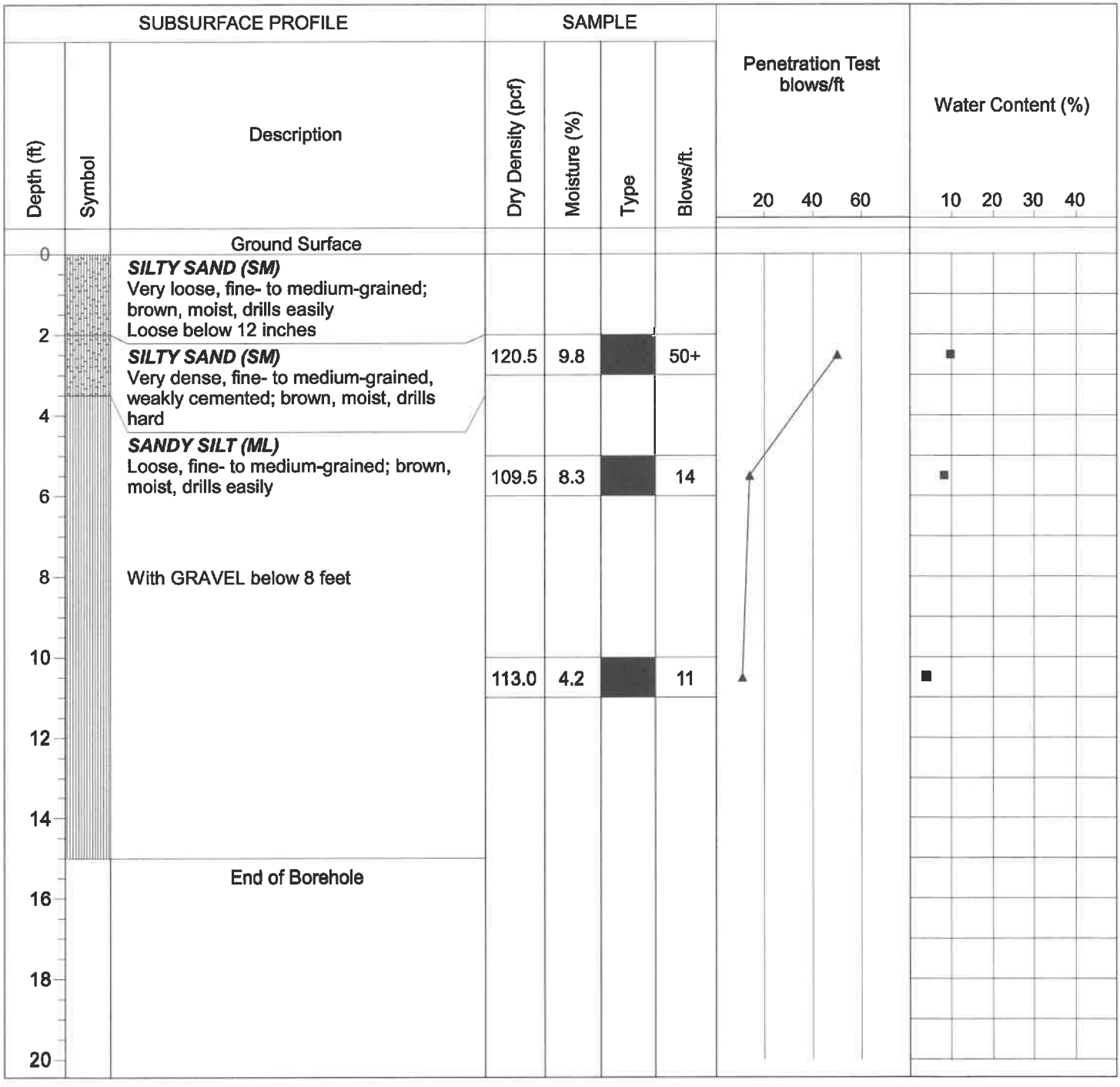
Location: Shepherd and Maple Avenues, Fresno, California

Logged By: Erick Escobar

Depth to Water>

Initial: None

At Completion: None



Drill Method: Solid Flight

Drill Date: 1-6-22

Drill Rig: CME 45C-3

Krazan and Associates

Hole Size: 4½ Inches

Driller: Eddie Tapia

Elevation: 15 Feet

Sheet: 1 of 1

Log of Boring B4

Project: Bacarra Villas

Project No: 012-21308

Client: Bajun American Properties, LP

Figure No.: A-4

Location: Shepherd and Maple Avenues, Fresno, California

Logged By: Erick Escobar

Depth to Water>

Initial: None

At Completion: None

Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.
0		Ground Surface				
0		***SILTY SAND (SM)*** Very loose, fine- to medium-grained with trace GRAVEL; brown, moist, drills easily				
2		Loose below 12 inches Medium dense below 2 feet	122.4	7.5		25
4		***CLAYEY SAND (SC)*** Dense, fine- to coarse-grained; brown, moist, drills firmly	115.5	13.6		56
10		End of Borehole				

Penetration Test blows/ft: 20, 40, 60

Water Content (%): 10, 20, 30, 40

Drill Method: Solid Flight

Drill Rig: CME 45C-3

Driller: Eddie Tapia

Krazan and Associates

Drill Date: 1-6-22

Hole Size: 4½ Inches

Elevation: 10 Feet

Log of Boring B5

Project: Bacarra Villas

Project No: 012-21308

Client: Bajun American Properties, LP

Figure No.: A-5

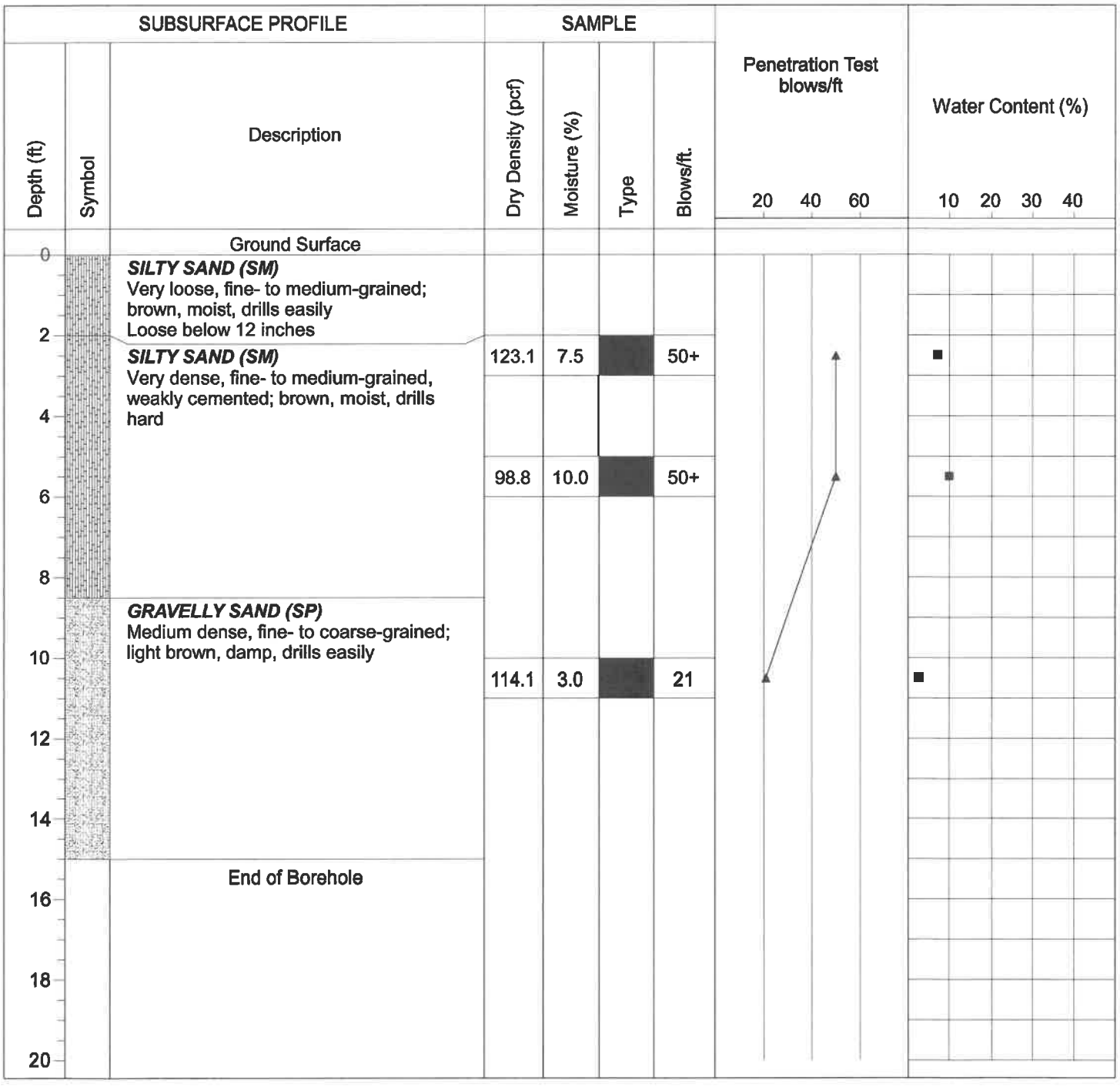
Location: Shepherd and Maple Avenues, Fresno, California

Logged By: Erick Escobar

Depth to Water>

Initial: None

At Completion: None



Drill Method: Solid Flight

Drill Date: 1-6-22

Drill Rig: CME 45C-3

Krazan and Associates

Hole Size: 4½ Inches

Driller: Eddie Tapia

Elevation: 15 Feet

Sheet: 1 of 1

Log of Boring B6

Project: Bacarra Villas

Project No: 012-21308

Client: Bajun American Properties, LP

Figure No.: A-6

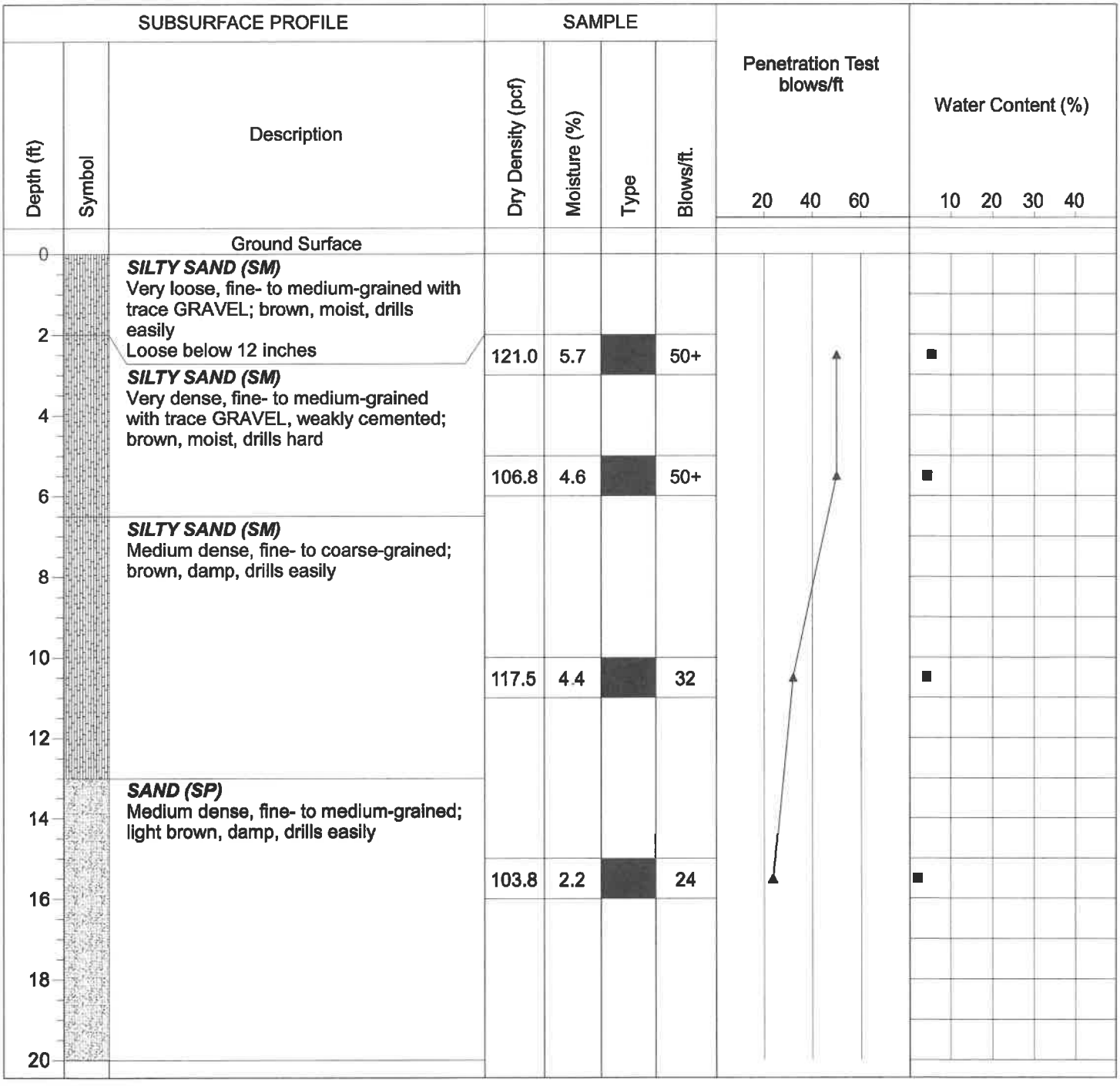
Location: Shepherd and Maple Avenues, Fresno, California

Logged By: Erick Escobar

Depth to Water>

Initial: None

At Completion: None



Drill Method: Solid Flight

Drill Date: 1-6-22

Drill Rig: CME 45C-3

Krazan and Associates

Hole Size: 4½ Inches

Driller: Eddie Tapia

Elevation: 20 Feet

Sheet: 1 of 1

Log of Boring B7

Project: Bacarra Villas

Project No: 012-21308

Client: Bajun American Properties, LP

Figure No.: A-7

Location: Shepherd and Maple Avenues, Fresno, California

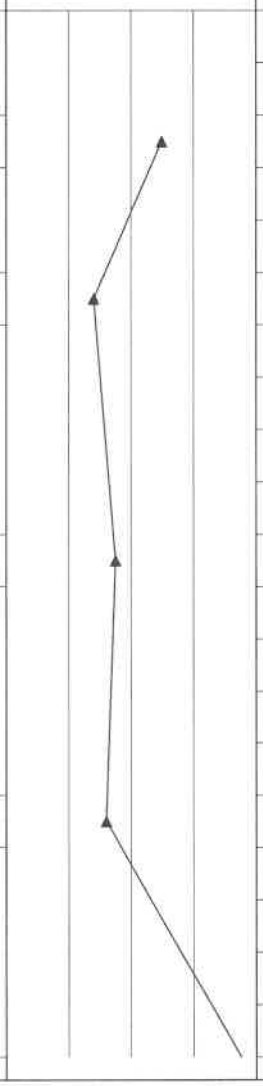
Logged By: Erick Escobar

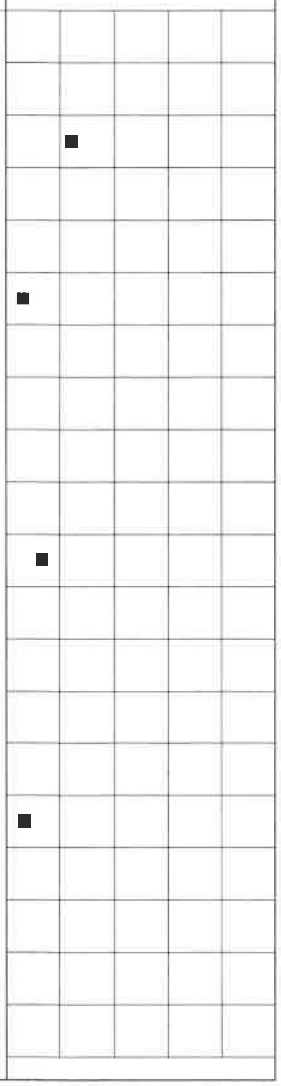
Depth to Water>

Initial: None

At Completion: None

Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.
		Ground Surface				
0		***SILTY SAND (SM)*** Very loose, fine- to medium-grained; brown, moist, drills easily				
2		Loose below 12 inches Very dense and drills hard below 18 inches	107.3	12.5		50+
4		***SILTY SAND (SM)*** Medium dense, fine- to coarse-grained with trace CLAY; reddish-brown, damp, drills easily	113.5	3.4		28
6						
8						
10		With trace GRAVEL and brown below 10 feet	111.7	7.0		35
12						
14		***SANDY SILT (ML)*** Medium dense, fine- to medium-grained; gray, damp, drills easily				
16			106.7	3.6		32
18						
20		***SILTY SAND (SM)*** Very dense, fine- to coarse-grained with trace GRAVEL; brown, moist, drills hard				





Drill Method: Solid Flight

Drill Rig: CME 45C-3

Driller: Eddie Tapia

Krazan and Associates

Drill Date: 1-6-22

Hole Size: 4½ Inches

Elevation: 25 Feet

Log of Boring B7

Project: Bacarra Villas

Project No: 012-21308

Client: Bajun American Properties, LP

Figure No.: A-7

Location: Shepherd and Maple Avenues, Fresno, California

Logged By: Erick Escobar

Depth to Water>

Initial: None

At Completion: None

SUBSURFACE PROFILE			SAMPLE				Penetration Test blows/ft	Water Content (%)
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.	20 40 60	10 20 30 40
			112.6	18.6		80		■
22								
24								
		End of Borehole						
26								
28								
30								
32								
34								
36								
38								
40								

Drill Method: Solid Flight

Drill Date: 1-6-22

Drill Rig: CME 45C-3

Krazan and Associates

Hole Size: 4½ Inches

Driller: Eddie Tapia

Elevation: 25 Feet

Log of Boring B8

Project: Bacarra Villas

Project No: 012-21308

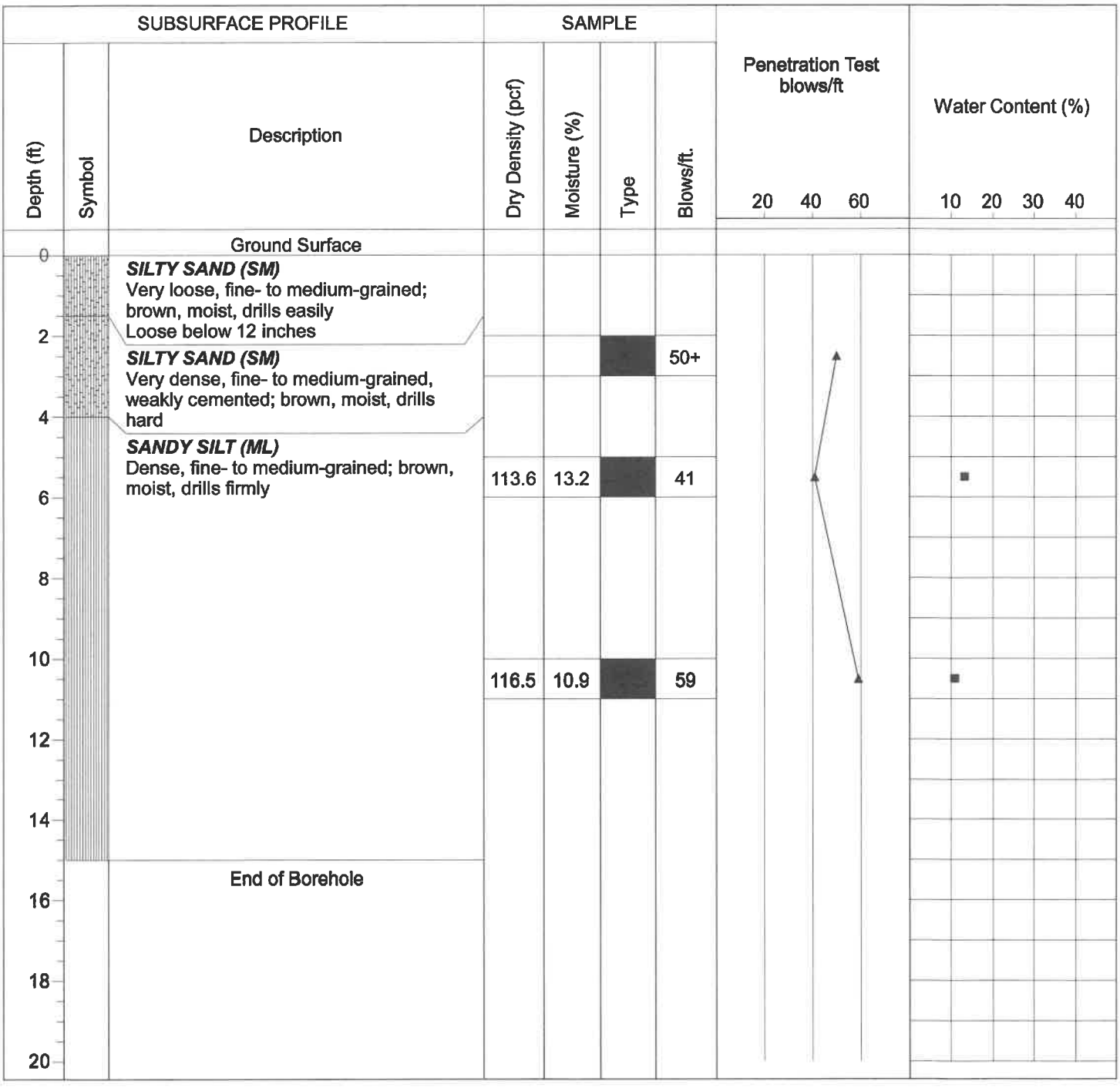
Client: Bajun American Properties, LP

Figure No.: A-8

Location: Shepherd and Maple Avenues, Fresno, California

Logged By: Erick Escobar

Depth to Water> **Initial:** None **At Completion:** None



Drill Method: Solid Flight

Drill Date: 1-6-22

Drill Rig: CME 45C-3

Krazan and Associates

Hole Size: 4½ Inches

Driller: Eddie Tapia

Elevation: 15 Feet

Sheet: 1 of 1

Log of Boring B9

Project: Bacarra Villas

Project No: 012-21308

Client: Bajun American Properties, LP

Figure No.: A-9

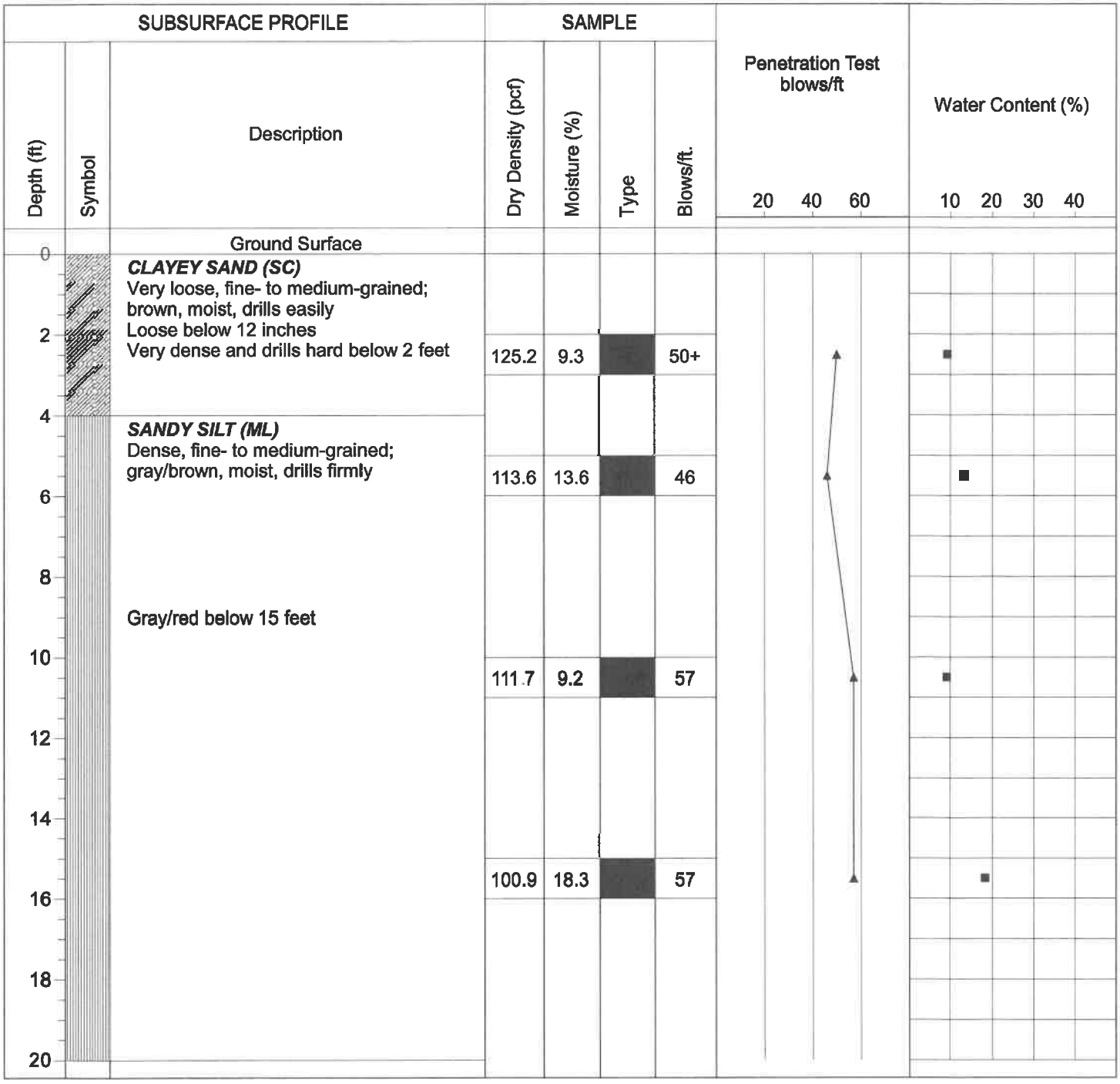
Location: Shepherd and Maple Avenues, Fresno, California

Logged By: Erick Escobar

Depth to Water>

Initial: None

At Completion: None



Drill Method: Solid Flight

Drill Date: 1-6-22

Drill Rig: CME 45C-3

Krazan and Associates

Hole Size: 4½ Inches

Driller: Eddie Tapia

Elevation: 20 Feet

Log of Boring B10

Project: Bacarra Villas

Project No: 012-21308

Client: Bajun American Properties, LP

Figure No.: A-10

Location: Shepherd and Maple Avenues, Fresno, California

Logged By: Erick Escobar

Depth to Water>

Initial: None

At Completion: None

Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.
0		Ground Surface				
		SILTY SAND (SM) Very loose, fine- to medium-grained; reddish-brown, moist, drills easily Loose below 12 inches				
2		***SILTY SAND (SM)*** Very dense, fine- to medium-grained, weakly cemented; reddish-brown, moist, drills hard	117.1	13.4		50+
4		***SILTY SAND (SM)*** Very dense, fine- to medium-grained; brown, moist, drills hard	117.2	12.2		50+
6						
8						
10		End of Borehole				
12						
14						
16						
18						
20						

Penetration Test blows/ft: 20, 40, 60

Water Content (%): 10, 20, 30, 40

Drill Method: Solid Flight

Drill Date: 1-6-22

Drill Rig: CME 45C-3

Krazan and Associates

Hole Size: 4½ Inches

Driller: Eddie Tapia

Elevation: 10 Feet

Sheet: 1 of 1

Log of Boring B11

Project: Bacarra Villas

Project No: 012-21308

Client: Bajun American Properties, LP

Figure No.: A-11

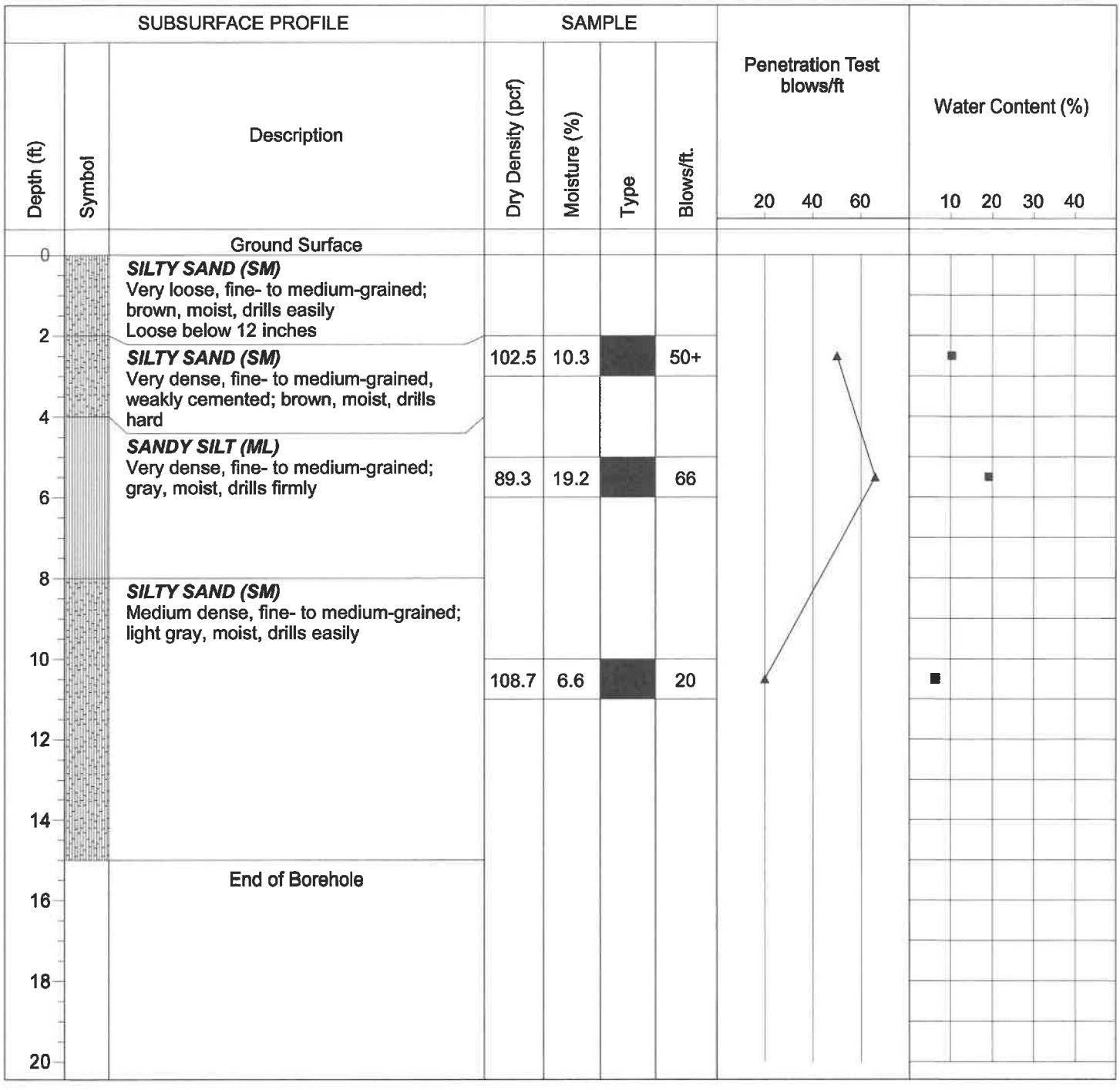
Location: Shepherd and Maple Avenues, Fresno, California

Logged By: Erick Escobar

Depth to Water>

Initial: None

At Completion: None



Drill Method: Solid Flight

Drill Date: 1-6-22

Drill Rig: CME 45C-3

Krazan and Associates

Hole Size: 4½ Inches

Driller: Eddie Tapia

Elevation: 15 Feet

Sheet: 1 of 1

Log of Boring B12

Project: Bacarra Villas

Project No: 012-21308

Client: Bajun American Properties, LP

Figure No.: A-12

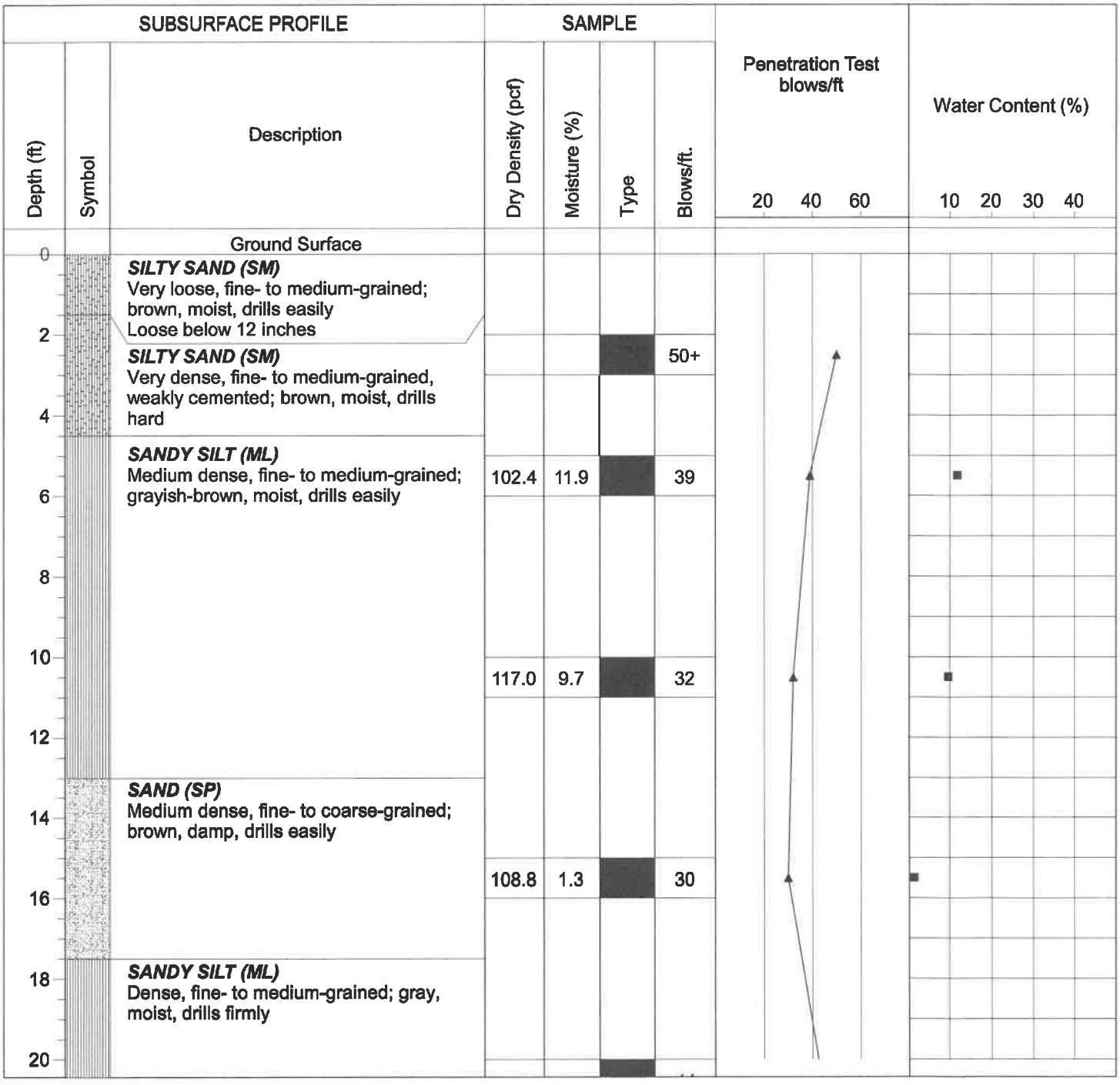
Location: Shepherd and Maple Avenues, Fresno, California

Logged By: Erick Escobar

Depth to Water>

Initial: None

At Completion: None



Drill Method: Solid Flight

Drill Rig: CME 45C-3

Driller: Eddie Tapia

Krazan and Associates

Drill Date: 1-6-22

Hole Size: 4½ Inches

Elevation: 25 Feet

Log of Boring B12

Project: Bacarra Villas

Project No: 012-21308

Client: Bajun American Properties, LP

Figure No.: A-12

Location: Shepherd and Maple Avenues, Fresno, California

Logged By: Erick Escobar

Depth to Water>

Initial: None

At Completion: None

SUBSURFACE PROFILE			SAMPLE				Penetration Test blows/ft	Water Content (%)
Depth (ft)	Symbol	Description	Dry Density (pcf)	Moisture (%)	Type	Blows/ft.	20 40 60	10 20 30 40
22			116.4	5.3		44		■
24								
26		End of Borehole						
28								
30								
32								
34								
36								
38								
40								

Drill Method: Solid Flight

Drill Rig: CME 45C-3

Driller: Eddie Tapia

Krazan and Associates

Drill Date: 1-6-22

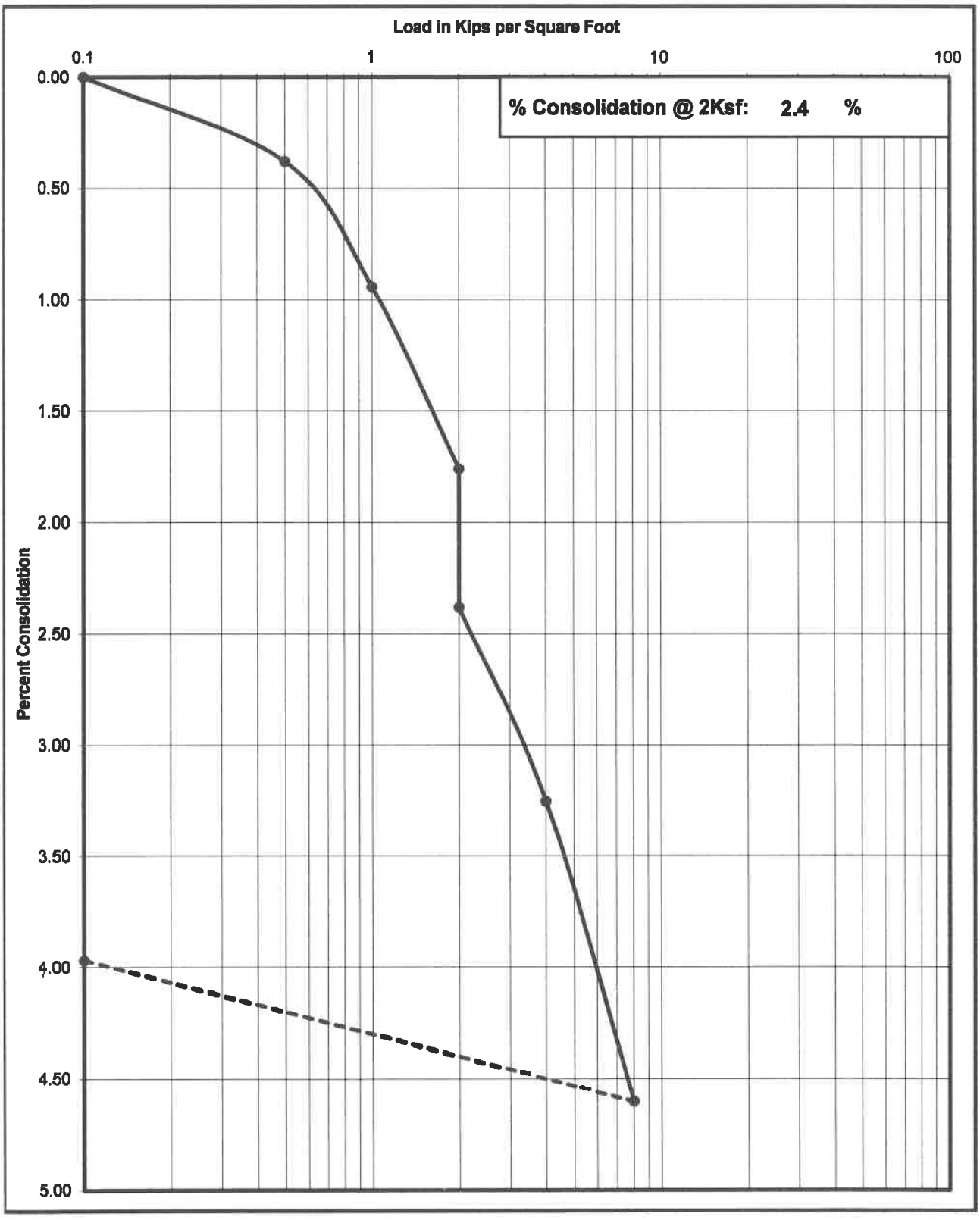
Hole Size: 4½ Inches

Elevation: 25 Feet

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Consolidation Test

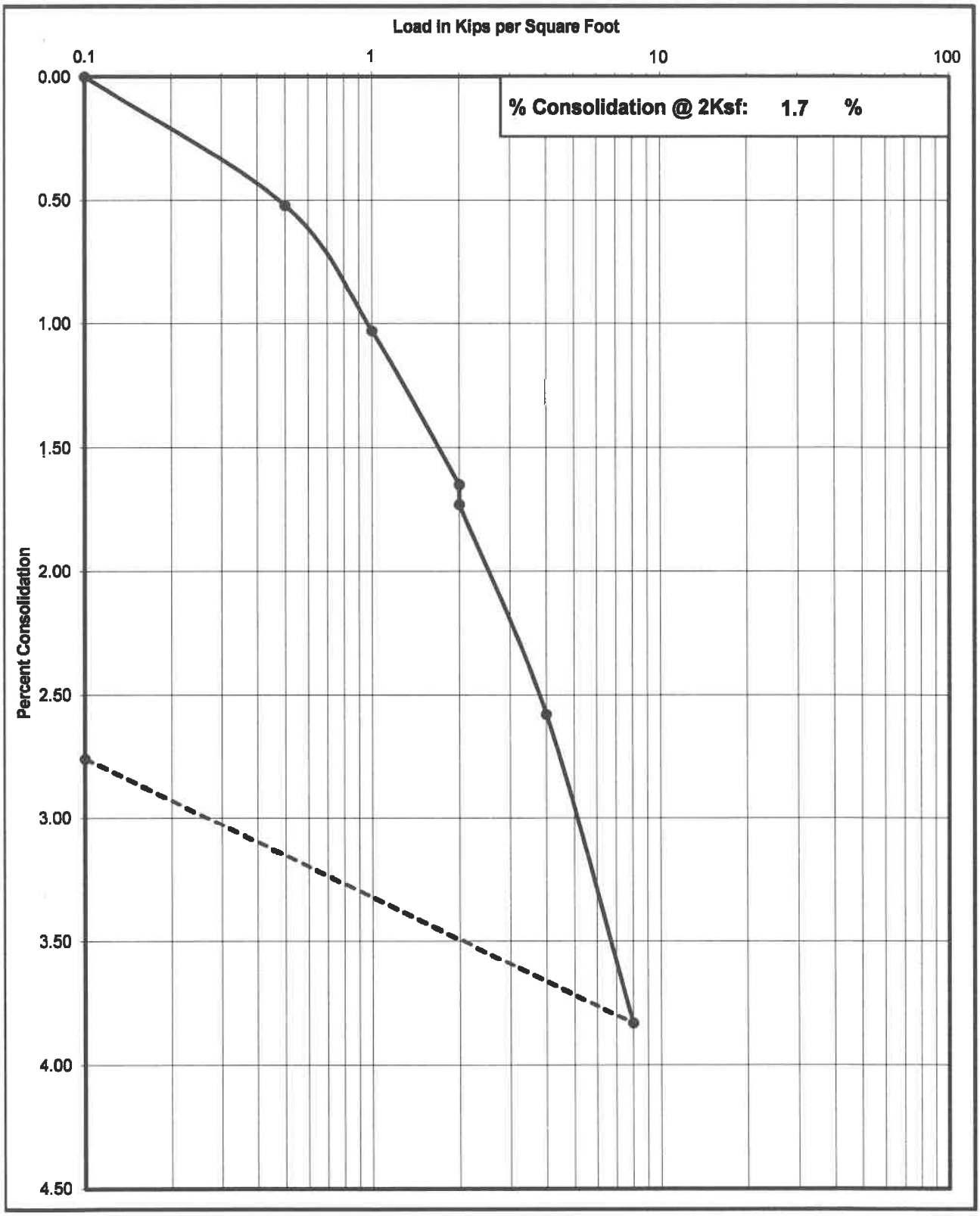
Project No	Boring No. & Depth	Date	Soil Classification
012-21308	B1 @ 2-3'	1/18/2022	SM



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Consolidation Test

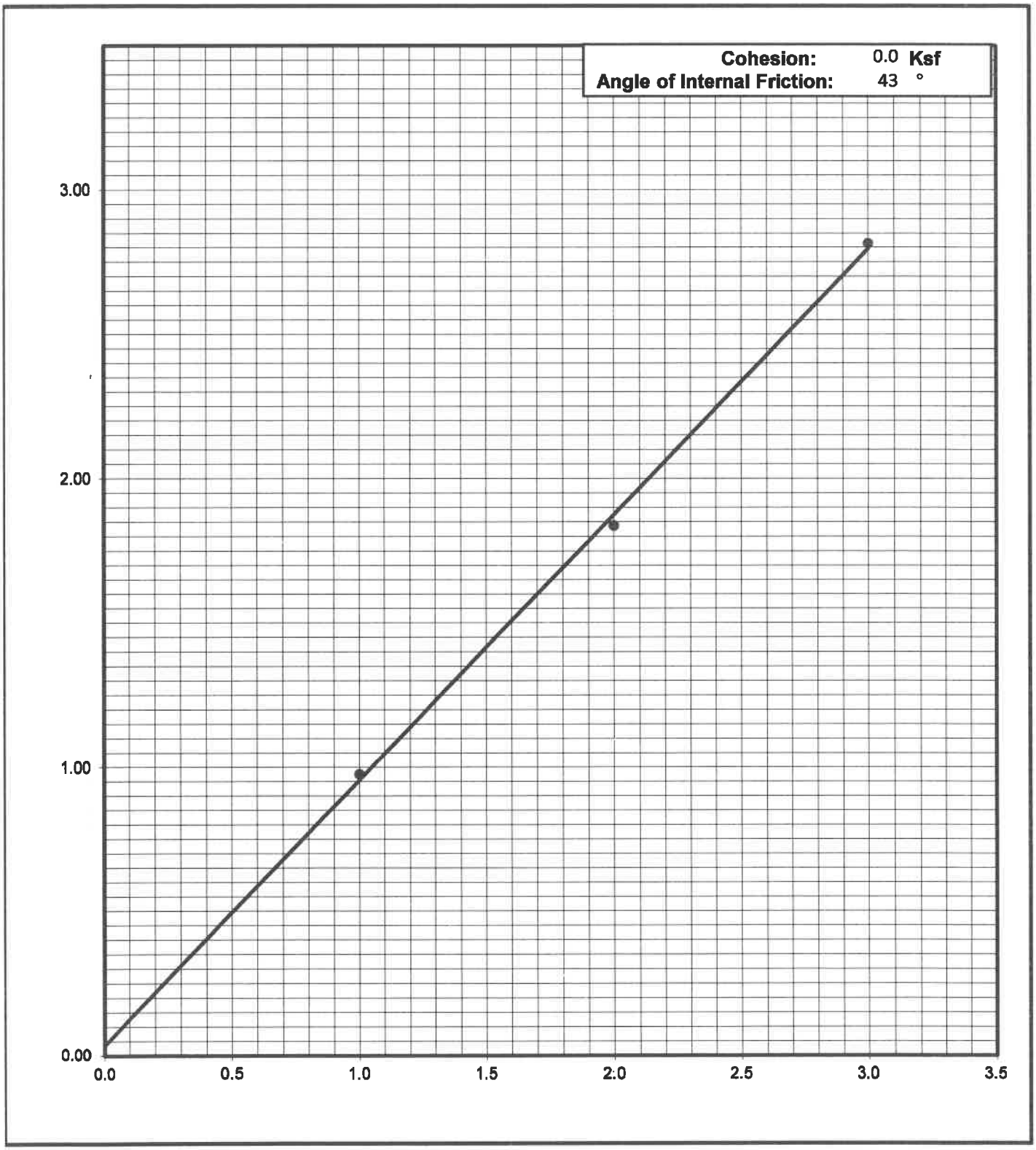
Project No	Boring No. & Depth	Date	Soil Classification
012-21308	B4 @ 2-3'	1/18/2022	SM



Krazan Testing Laboratory

Shear Strength Diagram (Direct Shear)
ASTM D - 3080 / AASHTO T - 236

Project Number	Boring No. & Depth	Soil Type	Date
012-21308	B2 @ 2-3'	SM w/ clay	1/18/2022



Krazan Testing Laboratory

Grain Size Analysis



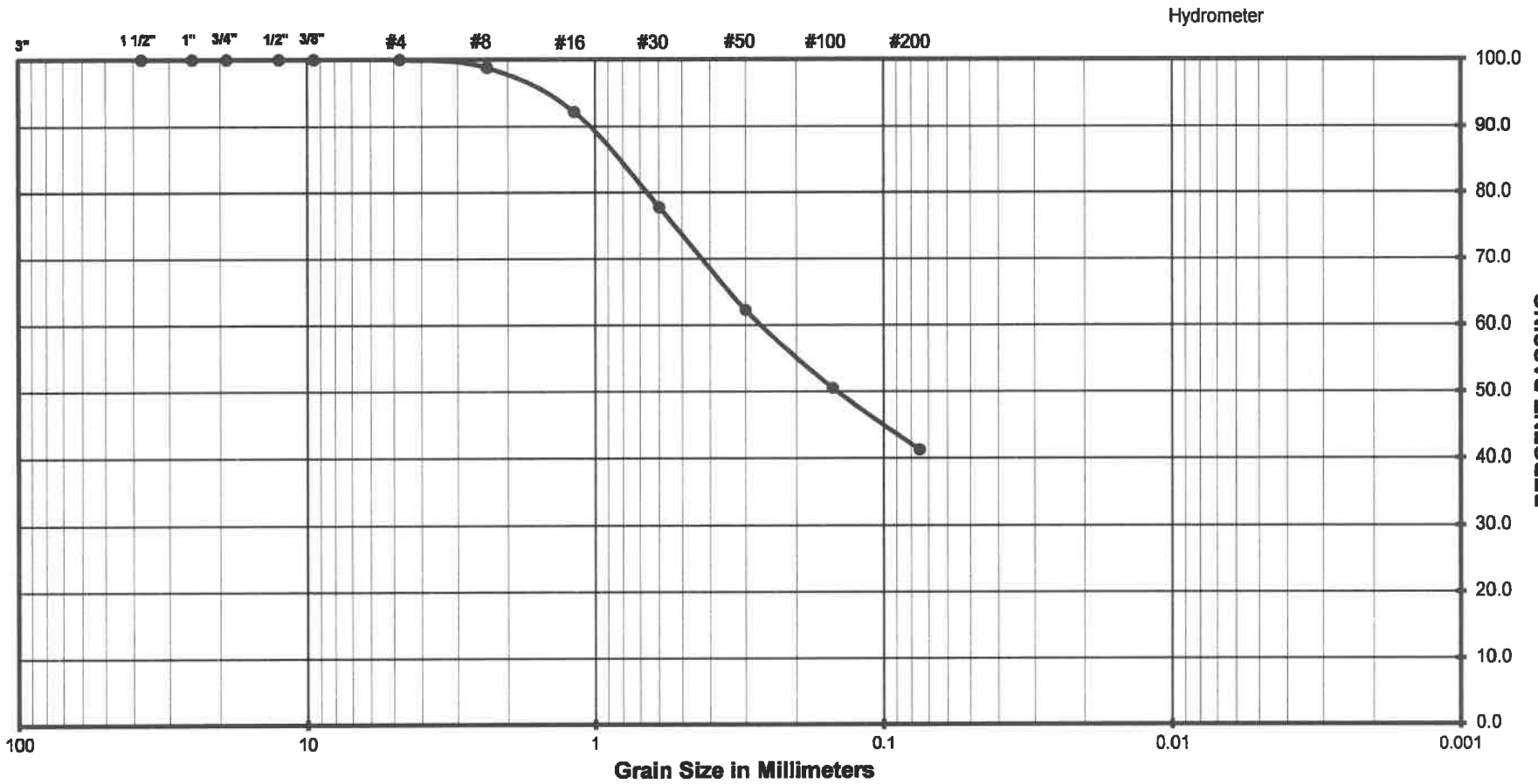
Gravel		Sand			Silt or Clay
Coarse	Fine	Coarse	Medium	Fine	

(Unified Soils Classification)

Project Name	Baccarra Villas
Project Number	012-21308
Soil Classification	SM
Sample Number	B1 @ 2-3'

Krazan Testing Laboratory

Grain Size Analysis



Gravel		Sand			Silt or Clay
Coarse	Fine	Coarse	Medium	Fine	

(Unified Soils Classification)

Project Name	Baccarra Villas
Project Number	012-21308
Soil Classification	SM
Sample Number	B4 @ 2-3'

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Expansion Index Test

ASTM D - 4829

Project Number	: 012-21308
Project Name	: Baccarra Villas
Date	: 1/18/2022
Sample location/ Depth	: B1 @ 4.5-6.5'
Sample Number	: X1
Soil Classification	: SM

Trial #	1	2	3
Weight of Soil & Mold, gms	779.2		
Weight of Mold, gms	367.1		
Weight of Soil, gms	412.1		
Wet Density, Lbs/cu.ft.	124.3		
Weight of Moisture Sample (Wet), gms	200.0		
Weight of Moisture Sample (Dry), gms	184.1		
Moisture Content, %	8.6		
Dry Density, Lbs/cu.ft.	114.4		
Specific Gravity of Soil	2.7		
Degree of Saturation, %	49.3		

Time	Inital	30 min	1 hr	6hrs	12 hrs	24 hrs
Dial Reading	0	--	--	--	--	0

Expansion Index $_{measured}$ = 0

Expansion Index = **0**

Expansion Potential Table	
Exp. Index	Potential Exp.
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	High
>130	Very High

Krazan Testing Laboratory

Expansion Index Test

ASTM D - 4829

Project Number	: 012-21308
Project Name	: Baccarra Villas
Date	: 1/18/2022
Sample location/ Depth	: B2 @ 0-2'
Sample Number	: X2
Soil Classification	: SM

Trial #	**1**	**2**	**3**
Weight of Soil & Mold, gms	799.5		
Weight of Mold, gms	368.3		
Weight of Soil, gms	431.2		
Wet Density, Lbs/cu.ft.	130.0		
Weight of Moisture Sample (Wet), gms	200.0		
Weight of Moisture Sample (Dry), gms	186.5		
Moisture Content, %	7.2		
Dry Density, Lbs/cu.ft.	121.3		
Specific Gravity of Soil	2.7		
Degree of Saturation, %	50.2		

Time	Inital	30 min	1 hr	6hrs	12 hrs	24 hrs
Dial Reading	0	--	--	--	--	0

Expansion Index $_{measured}$ = 0

Expansion Index = 0

Expansion Potential Table	
Exp. Index	Potential Exp.
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	High
>130	Very High

Krazan Testing Laboratory

Expansion Index Test

ASTM D - 4829

Project Number	: 012-21308
Project Name	: Baccarra Villas
Date	: 1/18/2022
Sample location/ Depth	: B9 @ 1-3'
Sample Number	: X3
Soil Classification	: SC

Trial #	**1**	**2**	**3**
Weight of Soil & Mold, gms	777.8		
Weight of Mold, gms	367.9		
Weight of Soil, gms	409.9		
Wet Density, Lbs/cu.ft.	123.6		
Weight of Moisture Sample (Wet), gms	200.0		
Weight of Moisture Sample (Dry), gms	183.5		
Moisture Content, %	9.0		
Dry Density, Lbs/cu.ft.	113.4		
Specific Gravity of Soil	2.7		
Degree of Saturation, %	50.0		

Time	Inital	30 min	1 hr	6hrs	12 hrs	24 hrs
Dial Reading	0	--	--	--	--	0.0189

Expansion Index $_{measured}$ = 18.9

Expansion Index = **19**

Expansion Potential Table	
Exp. Index	Potential Exp.
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	High
>130	Very High

Krazan Testing Laboratory

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APPENDIX B

EARTHWORK SPECIFICATIONS

GENERAL

When the text of the report conflicts with the general specifications in this appendix, the recommendations in the report have precedence.

SCOPE OF WORK: These specifications and applicable plans pertain to and include all earthwork associated with the site rough grading, including but not limited to the furnishing of all labor, tools, and equipment necessary for site clearing and grubbing, stripping, preparation of foundation materials for receiving fill, excavation, processing, placement and compaction of fill and backfill materials to the lines and grades shown on the project grading plans, and disposal of excess materials.

PERFORMANCE: The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications. This work shall be inspected and tested by a representative of Krazan and Associates, Inc., hereinafter known as the Soils Engineer and/or Testing Agency. Attainment of design grades when achieved shall be certified by the project Civil Engineer. Both the Soils Engineer and the Civil Engineer are the Owner's representatives. If the Contractor should fail to meet the technical or design requirements embodied in this document and on the applicable plans, he shall make the necessary readjustments until all work is deemed satisfactory as determined by both the Soils Engineer and the Civil Engineer. No deviation from these specifications shall be made except upon written approval of the Soils Engineer, Civil Engineer or project Architect.

No earthwork shall be performed without the physical presence or approval of the Soils Engineer. The Contractor shall notify the Soils Engineer at least 2 working days prior to the commencement of any aspect of the site earthwork.

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineers harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except for liability arising from the sole negligence of the Owner or the Engineers.

TECHNICAL REQUIREMENTS: All compacted materials shall be densified to a density not less than 90 percent relative compaction based on ASTM Test Method D1557 or CAL-216, as specified in the technical portion of the Soil Engineer's report. The location and frequency of field density tests shall be as determined by the Soils Engineer. The results of these tests and compliance with these specifications shall be the basis upon which satisfactory completion of work will be judged by the Soils Engineer.

SOILS AND FOUNDATION CONDITIONS: The Contractor is presumed to have visited the site and to have familiarized himself with existing site conditions and the contents of the data presented in the soil report.

The Contractor shall make his own interpretation of the data contained in said report, and the Contractor shall not be relieved of liability under the Contract documents for any loss sustained as a result of any variance between conditions indicated by or deduced from said report and the actual conditions encountered during the progress of the work.

DUST CONTROL: The work includes dust control as required for the alleviation or prevention of any dust nuisance on or about the site or the borrow area, or off-site if caused by the Contractor's operation either during the performance of the earthwork or resulting from the conditions in which the Contractor leaves the site. The Contractor shall assume all liability, including court costs of codefendants, for all claims related to dust or windblown materials attributable to his work.

SITE PREPARATION

Site preparation shall consist of site clearing and grubbing and the preparations of foundation materials for receiving fill.

CLEARING AND GRUBBING: The Contractor shall accept the site in this present condition and shall demolish and/or remove from the area of designated project earthwork all structures, both surface and subsurface, trees, brush, roots, debris, organic matter, and all other matter determined by the Soils Engineer to be deleterious or otherwise unsuitable. Such materials shall become the property of the Contractor and shall be removed from the site.

Tree root systems in proposed building areas should be removed to a minimum depth of 3 feet and to such an extent which would permit removal of all roots larger than 1 inch. Tree roots removed in parking areas may be limited to the upper 1½ feet of the ground surface. Backfill of tree root excavations should not be permitted until all exposed surfaces have been inspected and the Soils Engineer is present for the proper control of backfill placement and compaction. Burning in areas which are to receive fill materials shall not be permitted.

SUBGRADE PREPARATION: Surfaces to receive Engineered Fill, building or slab loads shall be prepared as outlined above, excavated/scarified to a depth of 12 inches, moisture-conditioned as necessary, and compacted to 90 percent relative compaction.

Loose soil areas, areas of uncertified fill, and/or areas of disturbed soils shall be moisture-conditioned as necessary and recompacted to 90 percent relative compaction. All ruts, hummocks, or other uneven surface features shall be removed by surface grading prior to placement of any fill materials. All areas which are to receive fill materials shall be approved by the Soils Engineer prior to the placement of any of the fill material.

EXCAVATION: All excavation shall be accomplished to the tolerance normally defined by the Civil Engineer as shown on the project grading plans. All over-excavation below the grades specified shall be backfilled at the Contractor's expense and shall be compacted in accordance with the applicable technical requirements.

FILL AND BACKFILL MATERIAL: No material shall be moved or compacted without the presence of the Soils Engineer. Material from the required site excavation may be utilized for construction site fills provided prior approval is given by the Soils Engineer. All materials utilized for constructing site fills shall be free from vegetation or other deleterious matter as determined by the Soils Engineer.

PLACEMENT, SPREADING AND COMPACTION: The placement and spreading of approved fill materials and the processing and compaction of approved fill and native materials shall be the responsibility of the Contractor. However, compaction of fill materials by flooding, ponding, or jetting shall not be permitted unless specifically approved by local code, as well as the Soils Engineer.

Both cut and fill areas shall be surface-compacted to the satisfaction of the Soils Engineer prior to final acceptance.

SEASONAL LIMITS: No fill material shall be placed, spread, or rolled while it is frozen or thawing or during unfavorable wet weather conditions. When the work is interrupted by heavy rains, fill operations shall not be resumed until the Soils Engineer indicates that the moisture content and density of previously placed fill are as specified.

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APPENDIX C

PAVEMENT SPECIFICATIONS

1. DEFINITIONS - The term "pavement" shall include asphaltic concrete surfacing, untreated aggregate base, and aggregate subbase. The term "subgrade" is that portion of the area on which surfacing, base, or subbase is to be placed.

The term "Standard Specifications": hereinafter referred to is the 2018 Standard Specifications of the State of California, Department of Transportation, and the "Materials Manual" is the Materials Manual of Testing and Control Procedures, State of California, Department of Public Works, Division of Highways. The term "relative compaction" refers to the field density expressed as a percentage of the maximum laboratory density as defined in the applicable tests outlined in the Materials Manual.

2. SCOPE OF WORK - This portion of the work shall include all labor, materials, tools, and equipment necessary for, and reasonably incidental to the completion of the pavement shown on the plans and as herein specified, except work specifically noted as "Work Not Included."

3. PREPARATION OF THE SUBGRADE - The Contractor shall prepare the surface of the various subgrades receiving subsequent pavement courses to the lines, grades, and dimensions given on the plans. The upper 12 inches of the soil subgrade beneath the pavement section shall be compacted to a minimum relative compaction of 90 percent. The finished subgrades shall be tested and approved by the Soils Engineer prior to the placement of additional pavement courses.

4. UNTREATED AGGREGATE BASE - The aggregate base material shall be spread and compacted on the prepared subgrade in conformity with the lines, grades, and dimensions shown on the plans. The aggregate base material shall conform to the requirements of Section 26 of the Standard Specifications for Class 2 material, 1½ inches maximum size. The aggregate base material shall be spread and compacted in accordance with Section 26 of the Standard Specifications. The aggregate base material shall be spread in layers not exceeding 6 inches and each layer of aggregate material course shall be tested and approved by the Soils Engineer prior to the placement of successive layers. The aggregate base material shall be compacted to a minimum relative compaction of 95 percent.

5. AGGREGATE SUBBASE - The aggregate subbase shall be spread and compacted on the prepared subgrade in conformity with the lines, grades, and dimensions shown on the plans. The aggregate subbase material shall conform to the requirements of Section 25 of the Standard Specifications for Class 2 material. The aggregate subbase material shall be compacted to a minimum relative compaction of 95 percent, and it shall be spread and compacted in accordance with Section 25 of the Standard Specifications. Each layer of aggregate subbase shall be tested and approved by the Soils Engineer prior to the placement of successive layers.

6. ASPHALTIC CONCRETE SURFACING - Asphaltic concrete surfacing shall consist of a mixture of mineral aggregate and paving grade asphalt, mixed at a central mixing plant and spread and compacted on a prepared base in conformity with the lines, grades and dimensions shown on the plans. The viscosity grade of the asphalt shall be PG 64-10. The mineral aggregate shall be Type B, ½ inch maximum size, medium grading and shall conform to the requirements set forth in Section 39. The drying, proportioning and mixing of the materials shall conform to Section 39.

The prime coat, spreading and compacting equipment and spreading and compacting mixture shall conform to the applicable chapters of Section 39, with the exception that no surface course shall be placed when the atmospheric temperature is below 50° F. The surfacing shall be rolled with a combination of steel wheel and pneumatic rollers, as described in Section 39-6. The surface course shall be placed with an approved self-propelled mechanical spreading and finishing machine.

7. FOG SEAL COAT - The fog seal (mixing type asphaltic emulsion) shall conform to and be applied in accordance with the requirements of Section 37.

Appendix G

PEIR Mitigation Measures

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Mitigation Measure Monitoring Program for Environmental Assessment No. P22-04326

This Mitigation Monitoring and Reporting Program (MMRP) was formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the proposed Villa Baccara Project (project). The MMRP, which is found in Table A of this section, lists mitigation measures recommended in the IS/MND for the proposed project and identifies mitigation monitoring requirements.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process. The MMRP is intended to ensure compliance during implementation of the project.

The MMRP is organized in a matrix format. The first column identifies the mitigation measure. The second column, entitled "Timing for Mitigation Measure," refers to the implementation and schedule of mitigation measures. The third column, entitled "Mitigation Responsibility," refers to the party responsible for implementing the mitigation measure. The fourth column, entitled "Monitoring/Reporting Agency," refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The fifth column, entitled "Verification," will be initialed and dated by the individual designated to verify adherence to the project specific mitigation, when the mitigation measure is completed.

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MITIGATION MEASURE	Timing for Mitigation Measure	Mitigation Responsibility	Monitoring/ Reporting Agency	Verification (Initials and Date)
I. AESTHETICS				
There are no significant impacts to Aesthetics.				
II. AGRICULTURE AND FORESTRY RESOURCES				
There are no significant impacts to Agriculture and Forestry Resources.				
III. AIR QUALITY				
There are no significant impacts to Air Quality.				
IV. BIOLOGICAL RESOURCES				
Mitigation Measure BIO-1.4: Proposed projects within the Planning Area should avoid, if possible, construction within the general nesting season of February through August for avian species protected under Fish and Game Code 3500 and the Migratory Bird Treaty Act (MBTA), if it is determined that suitable nesting habitat occurs on a Project site. If construction cannot avoid the nesting season, a pre-construction clearance survey shall be conducted by a qualified biologist to determine if any nesting birds or nesting activity is observed on or within 500-feet of a project site. If an active nest is observed during the survey, a biological monitor shall be on site to ensure that no proposed project activities would impact the active nest. A suitable buffer shall be established around the active nest until the nestlings have fledged and the nest is no longer active. Project activities may continue in the vicinity of the nest only at the discretion of the biological monitor. Prior to commencement of	Prior to issuance of grading permits	Construction contractor, qualified biologist	Planning and Development	

MITIGATION MEASURE	Timing for Mitigation Measure	Mitigation Responsibility	Monitoring/ Reporting Agency	Verification (Initials and Date)
grading activities and issuance of any building permits, the Director of the City of Fresno Planning and Development Department, or designee, shall verify that all proposed Project grading and construction plans include specific documentation regarding the requirements of the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Section 3503, that preconstruction surveys have been completed and the results reviewed by staff, and that the appropriate buffers (if needed) are noted on the plans and established in the field.				
V. CULTURAL RESOURCES				
Mitigation Measure CUL-1.1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be	Prior to and during construction activities	Construction contractor, qualified historical resources specialist	Planning and Development	

MITIGATION MEASURE	Timing for Mitigation Measure	Mitigation Responsibility	Monitoring/ Reporting Agency	Verification (Initials and Date)
unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any historical artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.				
Mitigation Measure CUL-3: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission	During construction activities	Construction contractor	Planning and Development	

MITIGATION MEASURE	Timing for Mitigation Measure	Mitigation Responsibility	Monitoring/ Reporting Agency	Verification (Initials and Date)
(NAHC). The NAHC shall then contact the most likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains. Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.				
VI. ENERGY				
There are no significant impacts to Energy.				
VII. GEOLOGY AND SOILS				
There are no significant impacts to Geology and Soils.				
VIII. GREENHOUSE GAS EMISSIONS				
There are no significant impacts to Greenhouse Gas Emissions.				

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IX. HAZARDS AND HAZARDOUS MATERIALS				
Mitigation Measure HAZ-1: The five on-site domestic wells and septic systems shall be properly destroyed according to local and State guidelines.	During Demolition	Demolition Contractor	Building and Safety Department	
Mitigation Measure HAZ-2: The following shall be implemented to address Non-ASTM Considerations. • A thorough asbestos survey shall be performed in accordance with the EPA NESHAP 40 CFR Part 61 to identify asbestos-containing building materials prior to demolition or renovation activities that may disturb ACMs. • All local regulations applicable to LBP shall be complied with in association with building demolition/renovations and worker/occupant protection. Material samples shall be collected or an x-ray fluorescence (XRF) survey shall be conducted to determine if LBP is present. Activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.	During Demolition	Demolition Contractor	Building and Safety Department	

MITIGATION MEASURE	Timing for Mitigation Measure	Mitigation Responsibility	Monitoring/ Reporting Agency	Verification (Initials and Date)
• A licensed waste hauler shall remove and properly dispose of all waste oil, used tires, and yard-care chemicals, off-site. • General trash shall be placed in on-site waste containers for removal by a licensed solid waste company. • The local planning department or other applicable oversight agency shall be consulted to determine if sampling relating to the former agricultural use is required.				
X. HYDROLOGY AND WATER QUALITY				
There are no significant impacts to Hydrology and Water Quality.				
XI. LAND USE AND PLANNING				
There are no significant impacts to Land Use and Planning.				
XII. MINERAL RESOURCES				
There are no significant impacts to Mineral Resources.				
XIII. NOISE				
There are no significant impacts to Noise.				
XIV. POPULATION AND HOUSING				
There are no significant impacts to Population and Housing.				
XV. PUBLIC SERVICES				
There are no significant impacts to Public Services.				
XVI. RECREATION				
There are no significant impacts to Recreation.				

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XVII. TRANSPORTATION				
There are no significant impacts to Transportation.				
XVII. TRIBAL CULTURAL RESOURCES				
Mitigation Measure CUL-1.1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these. Any historical	Prior to and during construction activities	Construction contractor, qualified historical resources specialist	Planning and Development	

MITIGATION MEASURE	Timing for Mitigation Measure	Mitigation Responsibility	Monitoring/ Reporting Agency	Verification (Initials and Date)
artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-germ preservation to allow future scientific study.				
XIX. UTILITIES AND SERVICE SYSTEMS				
There are no significant impacts to Utilities and Service Systems.				
XX. WILDFIRE				
There are no significant impacts to Wildfire.				
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
There are no significant impacts related to Mandatory Findings of Significance.				