CITY OF MENDOTA

CANTU APARTMENTS PROJECT

DRAFT INITIAL STUDY/ NEGATIVE DECLARATION

CITY OF MENDOTA
JUNE 2026

PREPARED FOR:
City of Mendota
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PREPARED BY:
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APPENDICES

Appendix A - CalEEMod Output Files
Appendix B - Cultural Resources Information

ACRONYMS & ABBREVIATIONS

AB---------- Assembly Bill
APE ---------- Area of Potential Effect
APN---------- Assessor's Parcel Number
BMP ---------- Best Management Practices
CalEEMod---------- California Emissions Estimator Modeling (software)
CAL FIRE---------- California Department of Forestry and Fire Protection
CalNAGPRA---------- California Native American Graves Protection and Repatriation Act
CARB ---------- California Air Resources Board
CCAA ---------- California Clean Air Act
CDFW ---------- California Fish and Wildlife
CEQA---------- California Environmental Quality Act
CGS---------- California Geologic Survey
CFCs---------- Chlorofluorocarbons
CH_4 ---------- Methane
C_2H_3Cl---------- Vinyl Chloride
CO ---------- Carbone Monoxide
CO_2 ---------- Carbon dioxide
CO_2e---------- Carbon dioxide-equivalents
Cortese ---------- Hazardous Waste and Substances Sites List
County---------- County of Fresno
dBA---------- decibel
DOC ---------- Department of Conservation
DPM---------- Diesel Particulate Matter
DTSC ---------- Department of Toxic Substances Control
EIR ---------- Environmental Impact Report
EMFAC2017 ---------- ARB 2017 Emissions Factors model
FEMA ---------- Federal Emergency Management Agency
FMMP ---------- Farmland Mapping and Monitoring Program
FCFPD---------- Fresno County Fire Protection District
GHG ---------- Greenhouse Gas
GSA---------- Groundwater Sustainability Agency
GWP---------- Global Warming Potential
H_2S---------- Hydrogen Sulfide
HFCs---------- Hydrofluorocarbons
IS---------- Initial Study
IS/MND---------- Initial Study/Mitigated Negative Declaration
km ---------- kilometers
MRZ---------- Mineral Resource Zone
MND ---------- Mitigated Negative Declaration
MT CO_2e ---------- Metric Tons of Carbon Dioxide Equivalent
NAAQS---------- National Ambient Air Quality Standards
NAHC ---------- Native American Heritage Commission
ND ---------- Negative Declaration
N_2O---------- Nitrous oxide
NO_2---------- Nitrogen dioxide
NOx---------- Oxides of nitrogen
O_3---------- Ozone

Pb ---------- Lead
PFCs ---------- Perfluorocarbons
PG&E ---------- Pacific Gas and Electric
PM_{10} ---------- particulate matter 10 microns in size
$PM_{2.5}$ ---------- particulate matter 2.5 microns in size
ppb ---------- parts per billion
ppm ---------- parts per million
Project ---------- Cantu Apartments Project
Provost & Pritchard ---------- Provost & Pritchard Consulting Group
R-1 ---------- Single Family Medium Density Residential
R-3 ---------- Multiple Family High Density Residential
RAP ---------- Remedial Action Plan
ROG ---------- Reactive Organic Gases
RWQCB ---------- Regional Water Quality Control Board
SB ---------- Senate Bill
SGMA ---------- Sustainable Groundwater Management Act
SJVAB ---------- San Joaquin Valley Air Basin
SJVAPCD ---------- San Joaquin Valley Air Pollution Control District
SO_2 ---------- Sulfur Dioxide
SO_4 ---------- Sulfates
SR ---------- State Route
SRA ---------- State Responsibility Area
SVE ---------- Soil Vapor Extraction
SWRCB ---------- State Water Resources Control Board
TAC ---------- Toxic Air Contaminants
TPY ---------- tons per year
USEPA ---------- United States Environmental Protection Agency
USFWS ---------- United States Fish and Wildlife Service
USGS ---------- United States Geological Survey
UST ---------- Underground Storage Tank
VHFHSZ ---------- Very High Fire Hazard Severity Zone
VMT ---------- Vehicle Miles Traveled
µg/m3 ---------- micrograms per cubic meter

CHAPTER 1 INTRODUCTION

Provost & Pritchard Consulting Group (Provost & Pritchard) has prepared this Initial Study/Negative Declaration (IS/ND) on behalf of the City of Mendota to address the environmental effects of the Cantu Apartments (Project). This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. The City is the CEQA lead agency for this Project.

The site and the Project are described in detail in Chapter 2 Project Description.

1.1 REGULATORY INFORMATION

An Initial Study (IS) is a document prepared by a lead agency to determine whether a project may have a significant effect on the environment. In accordance with California Code of Regulations Title 14 (Chapter 3, Section 15000, *et seq.*)-- also known as the CEQA Guidelines--Section 15064 (a)(1) states that an environmental impact report (EIR) must be prepared if there is substantial evidence in light of the whole record that the Project under review may have a significant effect on the environment and should be further analyzed to determine mitigation measures or project alternatives that might avoid or reduce project impacts to less than significant levels. A negative declaration (ND) may be prepared instead if the lead agency finds that there is no substantial evidence in light of the whole record that the project may have a significant effect on the environment. An ND is a written statement describing the reasons why a proposed Project, not otherwise exempt from CEQA, would not have a significant effect on the environment and, therefore, why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a ND or *mitigated* ND shall be prepared for a project subject to CEQA when either:

a. The IS shows there is no substantial evidence, in light of the whole record before the agency, that the proposed Project may have a significant effect on the environment, or
b. The IS identified potentially significant effects, but:
    1. Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed MND and IS is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur is prepared, and
    2. There is no substantial evidence, in light of the whole record before the agency, that the proposed Project as revised may have a significant effect on the environment.

1.2 DOCUMENT FORMAT

This IS/ND contains five chapters Chapter 1 Introduction, provides an overview of the Project and the CEQA process Chapter 2 Project Description, provides a detailed description of proposed Project components and objectives. Chapter 3 Determination, the Lead Agency's determination based upon this initial evaluation. Chapter 4 Environmental Impact Analysis presents the CEQA checklist and environmental analysis for all impact areas, mandatory findings of significance, and feasible mitigation measures. If the Project does not have the potential to significantly impact a given issue area, the relevant section provides a brief discussion of the reasons why no impacts are expected. If the Project could have a potentially significant impact on a resource, the issue area discussion provides a description of potential impacts, and appropriate mitigation measures and/or permit requirements that would reduce those impacts to a less than significant level. Chapter 5 References details the documents and reports this document relies upon to provide its analysis.

The CalEEMod Output Files and Cultural Resources Information are provided as technical Appendix A and Appendix B respectively, at the end of this document.

CHAPTER 2 PROJECT DESCRIPTION

2.1 PROJECT BACKGROUND

2.1.1 PROJECT NAME

Cantu Apartments Project

2.1.2 LEAD AGENCY NAME AND ADDRESS

City of Mendota
643 Quince Street
Mendota, CA 93640

2.1.3 CONTACT PERSON AND PHONE NUMBER

Cristian Gonzalez
City Manager
(559) 655-4298

2.1.4 CEQA CONSULTANT

Provost & Pritchard Consulting Group
Wyatt Czeshinski, Environmental Project Manager
(559) 449-2700

2.1.5 PROJECT LOCATION

The Project is located in Mendota, California, approximately 32 miles west of Fresno and seven miles southeast of Firebaugh in western Fresno County (see Figure 2-1 and Figure 2-2). The Project site is located on Assessor's Parcel Number (APN) 013-241-19. The centroid of the Project site is 36°45'10.50"N, 120°23'11.03"W.

2.1.6 GENERAL PLAN DESIGNATION AND ZONING

Table 2-1: General Plan Designation and Zoning in the Project Area

Project Area	General Plan Designation	Zoning District
ONSITE	Medium High Density Residential	(R-1) Single Family Medium Density Residential
ADJACENT LANDS	Medium High Density Residential, High Density Residential, General Commercial	(R-1), (R-3) Multiple Family High Density Residential, (C-3) Central Business and Shopping

2.1.7 DESCRIPTION OF THE PROJECT

The City of Mendota (City) has received an application that proposes to construct a 16-unit apartment complex, with an 1,802 square foot open space area that includes a playground, a 25-stall parking lot (with one Americans with Disabilities Act stall), and other minor site improvements (Project). The Project would

be located on APN 013-241-19 and a 0.26-acre portion of Tule Street between 6th Street and State Route (SR) 33 in the City (Project Site) that the Project proponent has proposed that the City vacate for use of this existing right of way by the Project. The apartment complex would comprise of four total buildings, each with two first story and two second story units. Currently, APN 013-241-19 is designated as Medium High Density Residential, and the is zoned as R-1. The Project proposes to amend the City of Mendota General Plan land use designation for APN 013-241-19 from Medium High Density Residential to High Density Residential. Additionally, APN 013-241-19 would be rezoned from R-1 to R-3 as a part of the Project, consistent with the proposed High Density Residential land use designation. There are three residences currently located on APN 013-241-19. These residences would be demolished as a part of the Project.

Along with the development of the apartment complex, the Project proposes the addition of a parking lot on the southeastern corner of the Project site. The parking lot would be developed along the existing Tule Street which has been proposed for abandonment between 6th Street and SR 33. If approved, the abandoned right of way would be designated with a General Plan land use designation of High Density Residential and would be zoned R-3, consistent with the rest of the Project site.

2.1.8 SITE AND SURROUNDING LAND USES AND SETTINGS

Table 2-2: Existing Uses, General Plan Designation, & Zone Districts of Surrounding Properties

Direction from Project Site	Existing Use	General Plan Designation	Zone District
NORTH	Residential	Medium High Density Residential	R-1
EAST	Residential	Medium High Density Residential, High Density Residential	R-1, R-3
SOUTH	Residential, Commercial	Medium High Density Residential, General Commercial	R-3, C-3
WEST	Residential, Commercial	Medium High Density Residential	R-1, C-3

2.1.9 OTHER PUBLIC AGENCIES WHOSE APPROVAL MAY BE REQUIRED

- San Joaquin Valley Air Pollution Control District

2.1.10 CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Public Resources Code Section 21080.3.1, *et seq. (codification of Assembly Bill [AB] 52, 2013-14)*) requires that a lead agency, within 14 days of determining that it will undertake a project, must notify in writing any California Native American Tribe traditionally and culturally affiliated with the geographic area of the project if that Tribe has previously requested notification about projects in that geographic area. The notice must briefly describe the project and inquire whether the Tribe wishes to initiate request formal consultation. Tribes have 30 days from receipt of notification to request formal consultation. The lead agency then has 30 days to initiate the consultation, which then continues until the parties come to an agreement regarding necessary mitigation or agree that no mitigation is needed, or one or both parties determine that negotiation occurred in good faith, but no agreement will be made. Additionally, Government Code Section 65352.3 (Senate Bill [SB] 18) requires that a lead agency notify Tribes that the lead agency is undertaking a General Plan Amendment and provide the Tribes 90 days to request formal consultation. The Tribes, which are determined based on a list provided by the Native American Heritage

Commission (NAHC), have 90 days from the date on which they were contacted by the lead agency to request formal consultation.

The City of Mendota has received written correspondence from the Santa Rosa Rancheria Tachi Yokut Tribe pursuant to Public Resources Code Section 21080.3.1 requesting notification of proposed project. A letter pursuant to AB 52 was sent to the Santa Rosa Rancheria Tachi Yokut Tribe on March 17, 2026. Letters pursuant to SB 18 were also sent to Tribes in the region on March 17, 2026 (see Appendix B).

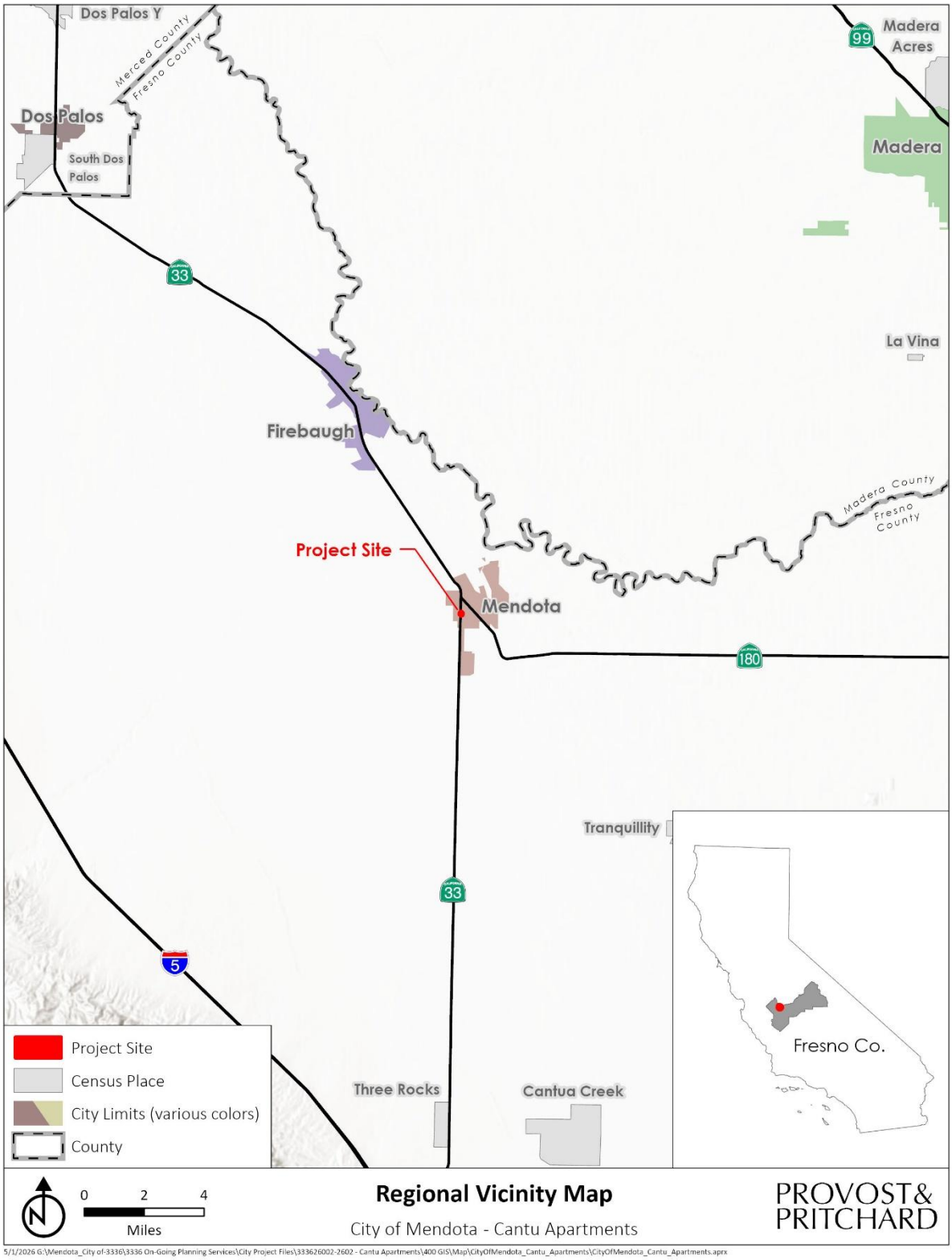


Figure 2-1: Regional Location Map



Figure 2-2: Aerial Site Map



Figure 2-3: Topo Quad Map

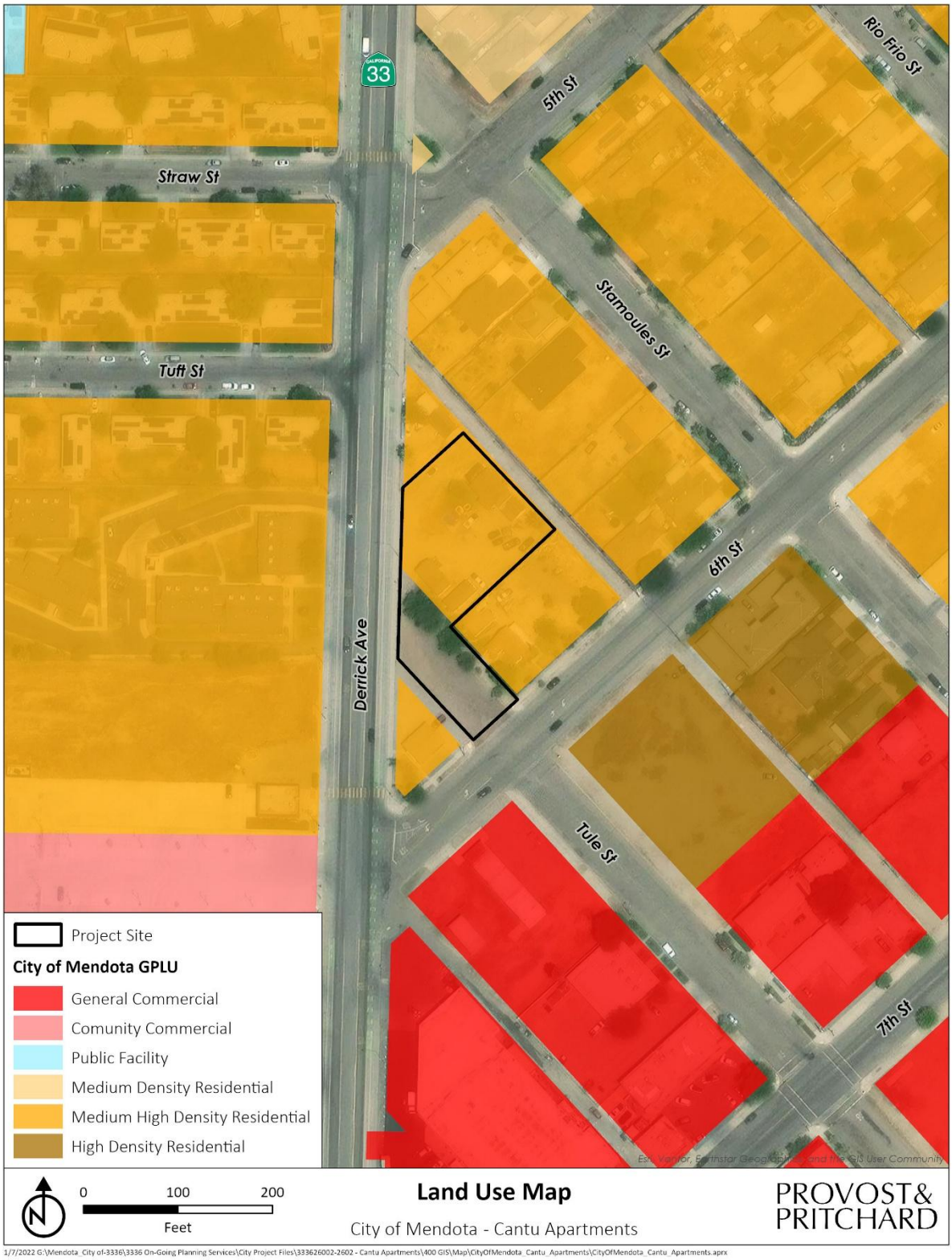


Figure 2-4: General Plan Land Use Designation Map

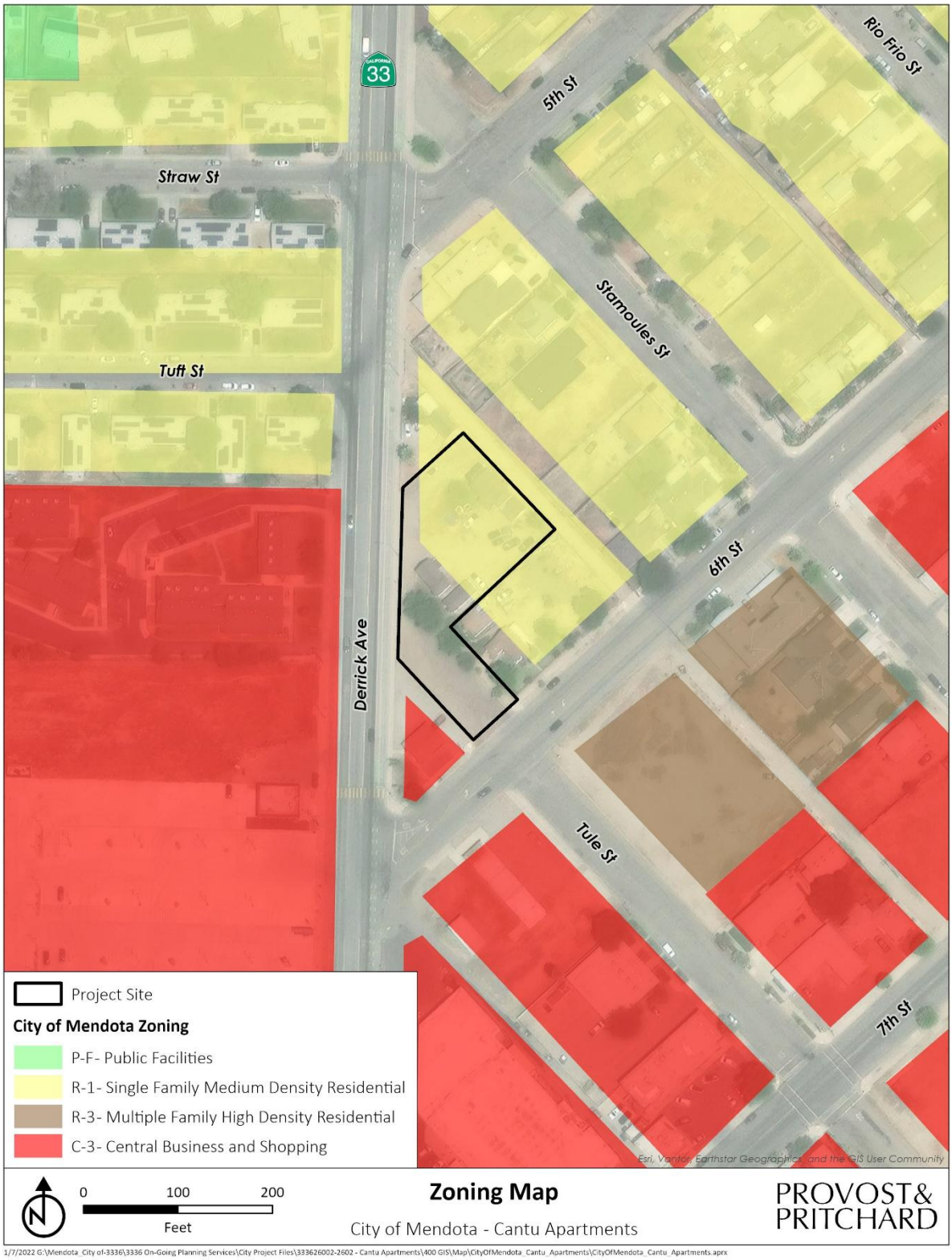


Figure 2-5: Zone District Map

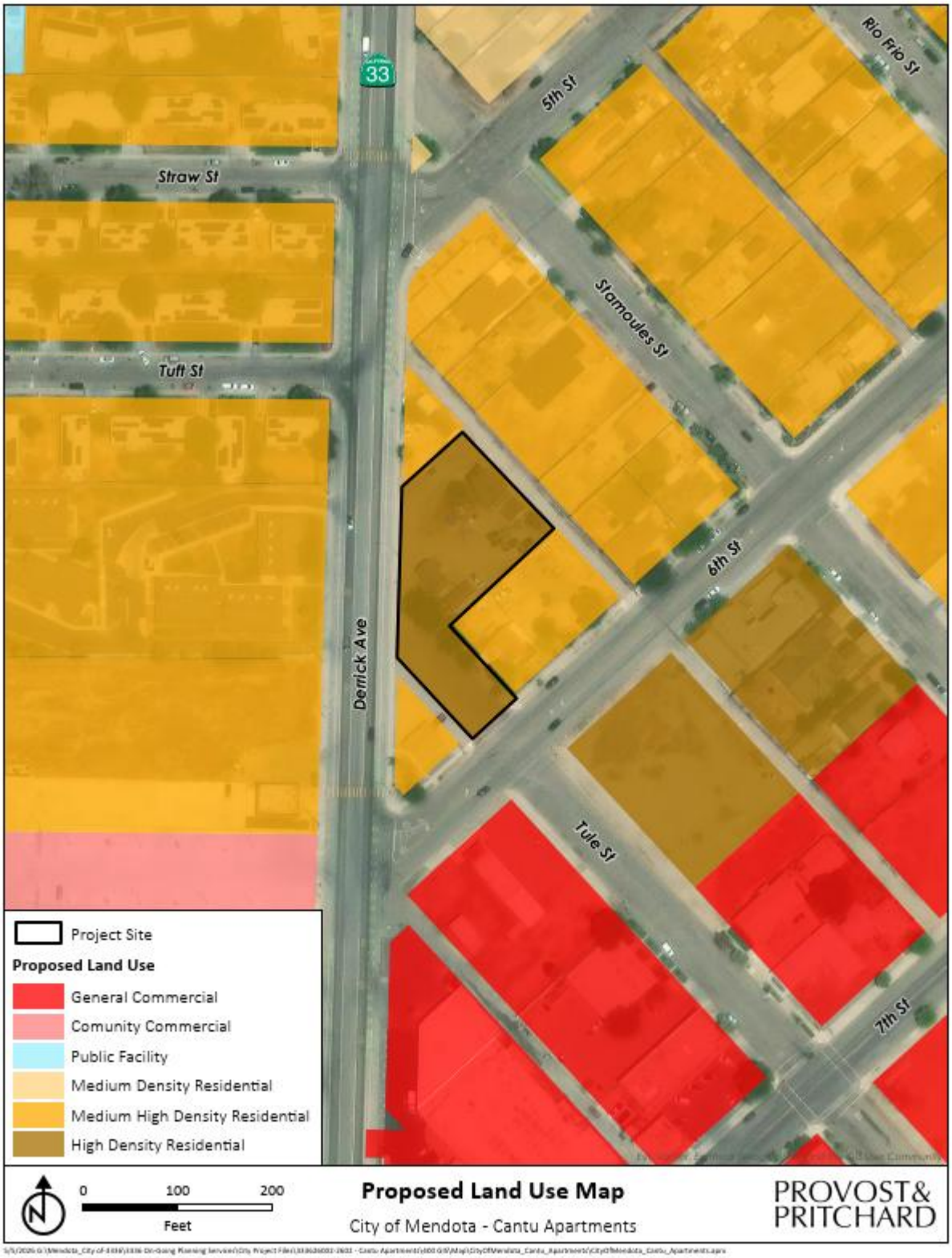


Figure 2-6: Proposed General Plan Land Use Designation Map

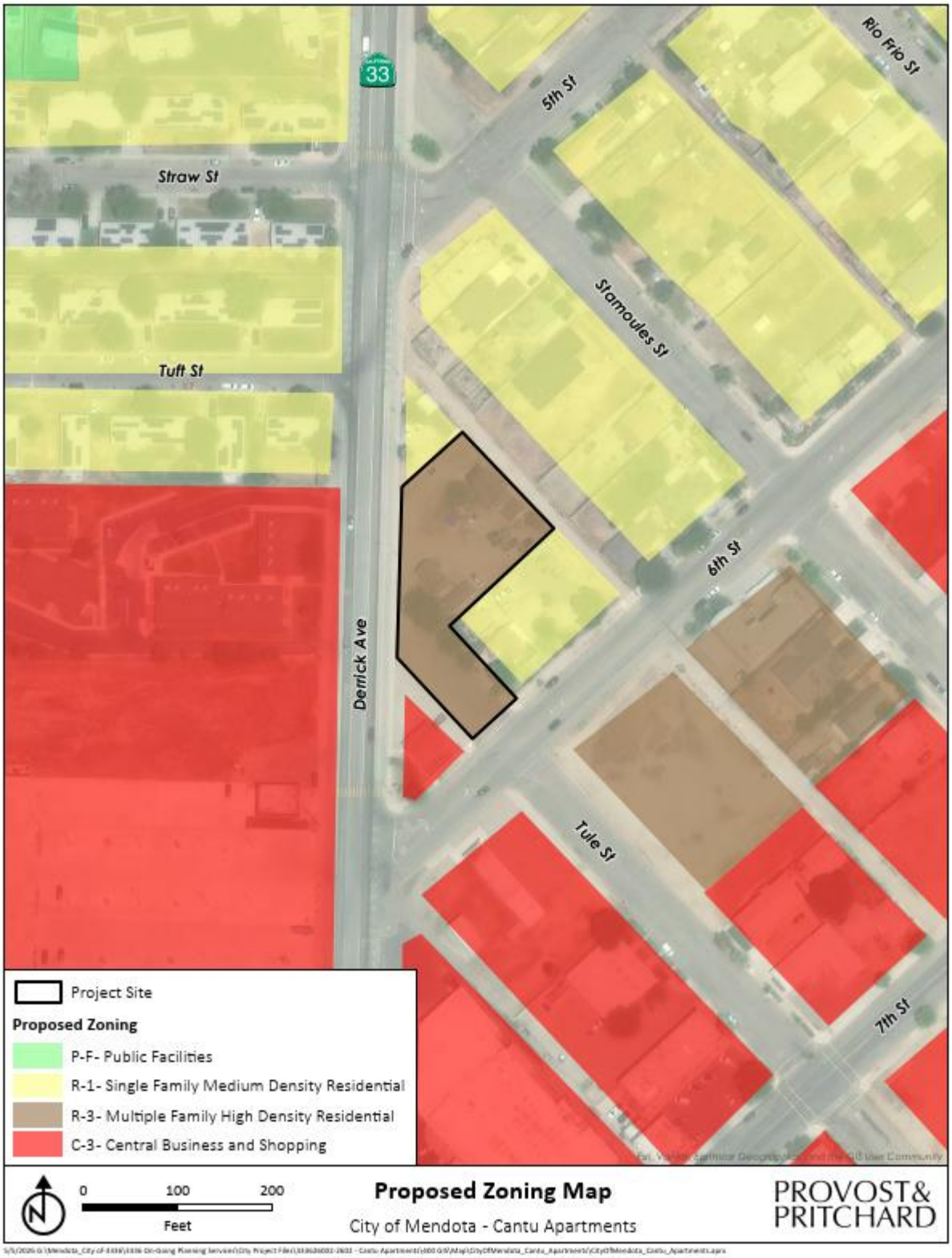


Figure 2-7: Proposed Zone District Map

CHAPTER 3 DETERMINATION

3.1 POTENTIAL ENVIRONMENTAL IMPACTS

As indicated by the discussions of existing and baseline conditions, and impact analyses that follow in this Chapter, environmental factors not checked below would have no impacts or less than significant impacts resulting from the project. Environmental factors that are checked below would have potentially significant impacts resulting from the project. Mitigation measures are recommended for each of the potentially significant impacts that would reduce the impact to less than significant.

☐ 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 and Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

The analyses of environmental impacts in Chapter 4 Environmental Impact Analysis result in an impact statement, which shall have the following meanings.

Potentially Significant Impact. This category is applicable if there is substantial evidence that an effect may be significant, and no feasible mitigation measures can be identified to reduce impacts to a less than significant level. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

Less than Significant with Mitigation Incorporated. This category applies where the incorporation of mitigation measures would reduce an effect from a "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measure(s), and briefly explain how they would reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).

Less than Significant Impact. This category is identified when the proposed Project would result in impacts below the threshold of significance, and no mitigation measures are required.

No Impact. This category applies when a project would not create an impact in the specific environmental issue area. "No Impact" answers do not require a detailed explanation if they are adequately supported by the information sources cited by the lead agency, which show that the impact does not apply to the specific project (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).

3.2 DETERMINATION

On the basis of this initial evaluation (to be completed by the Lead Agency):

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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



Signature — Date: 6/2/2026

Jeffrey O'Neal, City Planner

Printed Name/Position

CHAPTER 4 ENVIRONMENTAL IMPACT ANALYSIS

4.1 AESTHETICS

Table 4-1: Aesthetics Impacts

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
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?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

4.1.1 BASELINE CONDITIONS

The Project site is located in a urbanized area within the City, immediately adjacent to a major roadway, SR 33, to the west. The site is surrounded by residential and commercial land. Regional views from the Project site are generally limited due to the flat landscape, and surrounding urban development; however the Coastal Mountain Range is partially visible to the southwest. There are no designated scenic vistas on the Project site or in the vicinity. There are no State Scenic Highways within the City or surrounding area.[1]

4.1.2 IMPACT ANALYSIS

a) Have substantial adverse effect on a scenic vista?

No Impact. The Project would result in the construction of a 16-unit apartment complex that may partially block existing views of the Coastal Mountain Range to the southwest; however, the views of the mountain range is already partial as the Project is located in an urbanized area with existing development. Additionally, according to the City's General Plan, the City does not have any designated scenic corridors, protected vistas, or policies regulating development in scenic areas. Therefore, there would be no impact.

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

[1] (California Department of Transportation, 2018)

No Impact. The nearest State scenic highway, SR 168 is located approximately 36 miles east of the Project site.[2] SR 168 would not be visible from the Project site, nor would the Project site be visible from SR 168. Therefore, there would be no impact.

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?

Less Than Significant Impact. The Project would result in a General Plan Amendment and rezoning of a parcel to comply with the City's General Plan land use designation and zoning requirements for the proposed 16-unit apartment complex. Subsequent to these actions, construction of the proposed complex would be required to meet all applicable City development standards. Construction of the 16-unit apartment complex would be developed in a manner that would not degrade the existing visual character and would be consistent with the character of the neighboring residential development. Therefore, impacts would be less than significant.

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 Project includes the development of a 16-unit apartment complex adjacent to an existing neighborhood. While the Project would introduce new light in the vicinity of the Project site, the development of the complex abuts similar existing development. Additionally, the Project site is planned for residential development by the City's General Plan and would be developed as such as a part of the Project. Prior to construction a lighting plan would be required to be reviewed and approved by the City Engineer. Therefore, impacts would be less than significant.

[2] Ibid.

4.2 AGRICULTURE AND FORESTRY RESOURCES

Table 4-2: Agriculture and Forest Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

4.2.1 BASELINE CONDITIONS

The California Department of Conservation's (DOC) 2012 Farmland Mapping and Monitoring Program (FMMP) is a non-regulatory program that produces "Important Farmland" maps and statistical data used for analyzing impacts on California's agricultural resources. The Important Farmland maps identify eight land use categories, five of which are agriculture related: prime farmland, farmland of Statewide importance, unique farmland, farmland of local importance, and grazing land – rated according to soil quality and irrigation status. The eight categories are summarized below[3]:

- PRIME FARMLAND (P): Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- FARMLAND OF STATEWIDE IMPORTANCE (S): Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- UNIQUE FARMLAND (U): Farmland of lesser quality soils used for the production of the State's leading agricultural crops. This land is usually irrigated but may include non- irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

[3] (California Department of Conservation, 2022)

- FARMLAND OF LOCAL IMPORTANCE (L): Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.
- GRAZING LAND (G): Land on which the existing vegetation is suited to the grazing of livestock. The minimum mapping unit for Grazing Land is 40 acres.
- URBAN AND BUILT-UP LAND (D): Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.
- OTHER LAND (X): Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than 40 acres. Vacant and non-agricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.
- WATER (W): Perennial water bodies with an extent of at least 40 acres.

The DOC identifies the site as consisting of land that is Urban and Built-Up Land (see Figure 4-1).[4] No Williamson Act contract parcels exist on the site.[5]

4.2.2 IMPACT ANALYSIS

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. As mentioned above, the Project site is designated as Urban and Built-Up Land by the FMMP. As a result, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Therefore, there would be no impact.

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

No Impact. Currently, the Project site is designated as Medium High Density Residential in the City of Mendota General Plan and is zoned R-1. The Project proposes to amend the General Plan land use designation from Medium High Density Residential to High Density Residential and rezone the site from R-1 to R-3, consistent with the proposed land use designation. The proposed rezoning would not conflict with any existing zoning for agricultural use, as the site is currently zoned for residential uses. In addition, the Project site is not subject to a Williamson Act contract. Therefore, there would be no impact.

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 Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. As described above, the Project site is currently zoned R-1 by the City and would be rezoned to R-3 as part of the Project. No forest land or timberland exists on the site. Therefore, the Project would result in no impact.

[4] (California Department of Conservation, 2022)
[5] (California Department of Conservation, 2024)

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

No Impact. The Project would not result in the loss of forest land or conversion of forest land to non-forest use as forest land does not exist on the Project site. The site is planned and zoned for residential uses and is adjacent to existing residential and commercial uses. Therefore, there would be 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?

No Impact. The Project involves the development of a 16-unit apartment complex, with an 1,802 square foot open space area that includes a playground, a 25-stall parking lot, and other minor site improvements on non-agricultural land and non-forest land. The proposed Project would not impact Farmland or forest land. Therefore, there would be no impact.

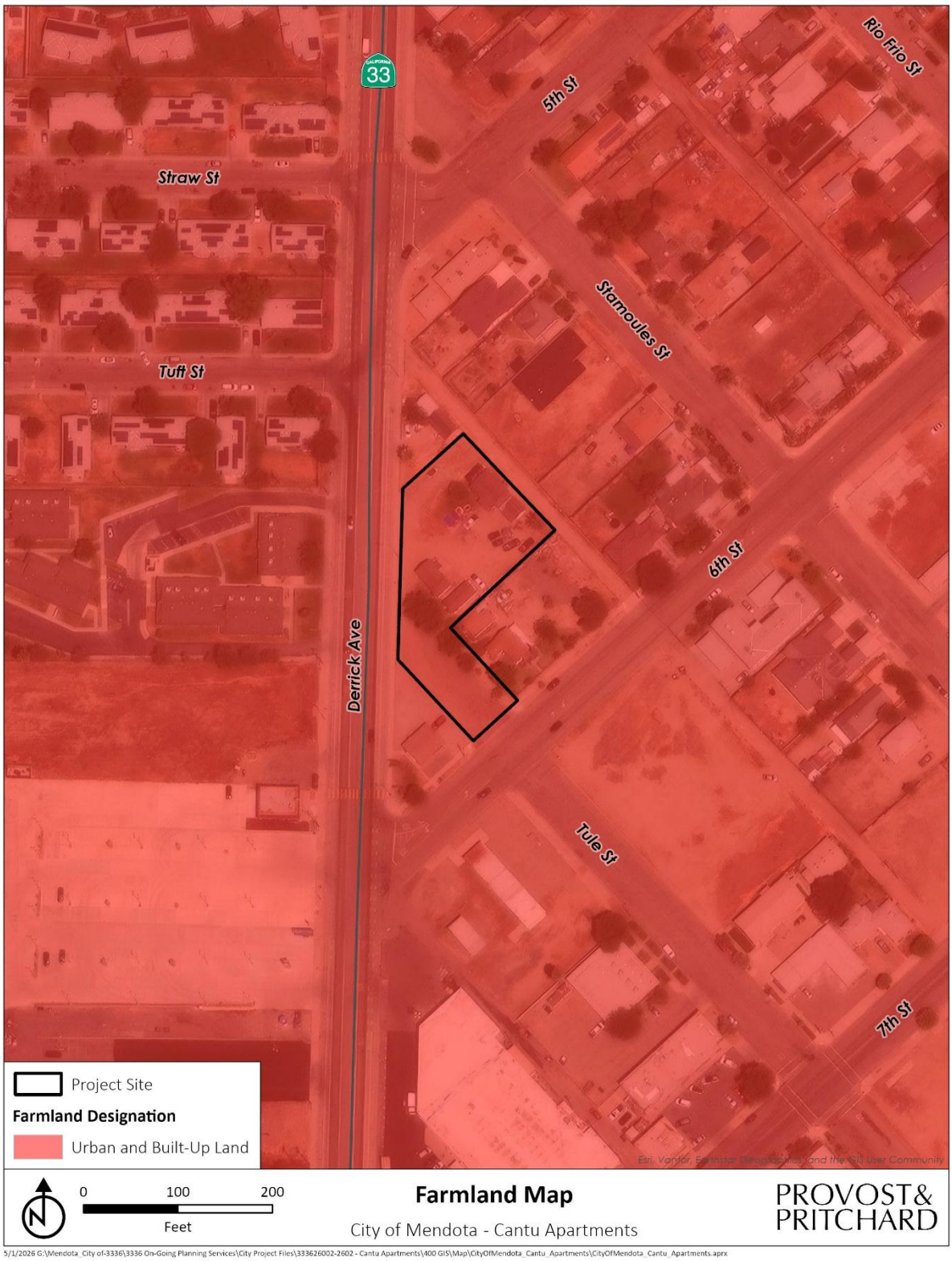


Figure 4-1: Farmland Designation Map

4.3 AIR QUALITY

Table 4-3: Air Quality Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

4.3.1 BASELINE CONDITIONS

The Project site is located within the boundaries of the San Joaquin Valley Air Pollution Control District (SJVAPCD) and the San Joaquin Valley Air Basin (SJVAB). The SJVAB is positioned within the San Joaquin Valley of California. The San Joaquin Valley is bounded by the Sierra Nevada Mountain Range to the east and the Coastal Mountain Range to the west. Wind within the SJVAB typically channels south-southwest during the summer months, while wind flows to the north-northwest during the winter months. Wind velocity for the region is considered low for an area of such size.[6] Due to a lack of strong wind and the natural confinement of the mountain ranges surrounding the SJVAB, the region experiences some of the worst air quality in the world.

Regulatory Attainment Designations

Under the California Clean Air Act (CCAA), the California Air Resources Board (CARB) is required to designate areas of the State as attainment, nonattainment, or unclassified with respect to applicable standards. An "attainment" designation for an area signifies that pollutant concentrations did not violate the applicable standard in that area. A "nonattainment" designation indicates that a pollutant concentration violated the applicable standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria. Depending on the frequency and severity of pollutants exceeding applicable standards, the nonattainment designation can be further classified as serious nonattainment, severe nonattainment, or extreme nonattainment, with extreme nonattainment being the most severe of the classifications. An "unclassified" designation signifies that the data does not support either an attainment or nonattainment designation. The CCAA divides districts into moderate, serious, and severe air pollution categories, with increasingly stringent control requirements mandated for each category.

The United States Environmental Protection Agency (USEPA) designates areas for ozone, CO, and NO_2 as "does not meet the primary standards," "cannot be classified," or "better than national standards." For SO_2, areas are designated as "does not meet the primary standards," "does not meet the secondary standards," "cannot be classified," or "better than national standards." However, the CARB terminology of attainment, nonattainment, and unclassified is more frequently used. The USEPA uses the same

[6] (San Joaquin Valley Air Pollution Control District, 2026)

subcategories for nonattainment status: serious, severe, and extreme. In 1991, USEPA assigned new nonattainment designations to areas that had previously been classified as Group I, II, or III for PM_{10} based on the likelihood that they would violate national PM_{10} standards. All other areas are designated "unclassified."

According to the USEPA, Fresno County was in non-attainment for two pollutant concentrations, with $PM_{2.5}$ (2012) being classified as in serious non-attainment, and 8-hour Ozone (2015) classified as being in extreme non-attainment as of May 22, 2026.[7]

Table 4-4: Summary of Ambient Air Quality Standards and Attainment Designation

Pollutant	Averaging Time	State Standard	Federal Standard	State Attainment Status	Federal Attainment Status
O_3	1 hour	0.09 ppm	N/A	Nonattainment/ Severe	N/A
O_3	8 hours	0.070 ppm	0.070 ppm (4^{th} highest in 3 years)	Nonattainment	Nonattainment/ Extreme
CO	1 hour	20 ppm	35 ppm	Attainment/ Unclassified	Attainment/ Unclassified
CO	8 hours	9.0 ppm	9 ppm	Attainment/ Unclassified	Attainment/ Unclassified
PM_{10}	24 hours	50 µg/m³	150 µg/m³ (expected number of days above standard < or equal to 1)	Nonattainment	Attainment
PM_{10}	Annual	20 µg/m³	N/A	Nonattainment	N/A
$PM_{2.5}$	24 hours	N/A	35 µg/m³	N/A	Nonattainment
$PM_{2.5}$	Annual	12 µg/m³	12.0 µg/m³	Nonattainment	Nonattainment
NO_2	1 hour	0.18 ppm	0.100 ppm	Attainment	Attainment/ Unclassified
NO_2	Annual	0.030 ppm	0.053 ppm	Attainment	Attainment/ Unclassified
SO_2	1 hour	0.25 ppm	0.075 ppm (99^{th} percentile over 3 years)	Attainment	Attainment/ Unclassified
SO_2	3 hours	N/A	0.5 ppm	N/A	Attainment/ Unclassified
SO_2	24 hours	0.04 ppm	0.14 ppm	Attainment	Attainment/ Unclassified
SO_2	Annual	N/A	0.030 ppm	N/A	Attainment/ Unclassified
Pb	Monthly	1.5 µg/m³	N/A	Attainment	N/A
Pb	Rolling 3-month average	N/A	0.15 µg/m³	N/A	Attainment/ Unclassified
Sulfates	24 hours	25 µg/m³	N/A	Attainment	N/A
H_2S	1 hour	0.03 ppm	N/A	Unclassified	N/A
Visibility Reducing Particles (VRP)	8 hours	Visibility of 10 miles or more at relative humidity less than 70 %	N/A	Unclassified	N/A
Vinyl Chloride	24 hours	0.01 ppm	N/A	Attainment	N/A

** For more information on standards visit: https://ww2.arb.ca.gov/sites/default/files/2024-08/AAQS%20Table_ADA_FINAL_07222024.pdf.*
*** No Federal 1-hour standard. Reclassified extreme nonattainment for the Federal 8-hour standard 5/22/2026.*
****Secondary Standar2*
Source: Ambient Air Quality Standards & Valley Attainmnet Status | Valley Air District. Accessed 5/22/2026.

Construction Generated Emissions

Construction of the Project is assumed to be completed over approximately 12 months. Emissions associated with the Project were calculated using the CalEEMod Air Quality Model, Version 2022.1.1.44

[7] (United States Environmental Protection Agency, 2026)

(California Emissions Estimator Modeling). The emissions modeling includes emissions generated by offroad equipment, haul trucks, and worker commute trips. Emissions were quantified based on anticipated construction schedules and the default parameters contained in the model. Localized air quality impacts associated with the Project would be minor and were qualitatively assessed. Modeling assumptions and output files are included in Appendix A.

Thresholds of Significance

Air pollutant emissions have regional effects and localized effects. This analysis assesses the regional effects of the Project's criteria pollutant emissions in comparison to SJVAPCD thresholds of significance for short-term construction activities and long-term operation of the Project. Localized emissions from Project construction and operation are also assessed using concentration-based thresholds that determine if the Project would result in a localized exceedance of any ambient air quality standards or would make a cumulatively considerable contribution to an existing exceedance.

The primary pollutants of concern during Project construction and operation are ROG (reactive organic gases), NO_X, PM_{10}, and $PM_{2.5}$. The SJVAPCD Guide for Assessing and Mitigating Air Quality Impacts, adopted in 2015, contains thresholds for ROG and Nitrogen Oxides (NO_X); Sulfur Oxides (SO_X), CO, PM_{10}, and $PM_{2.5}$.

The SJVAPCD adopted significance thresholds for construction-related and operational ROG, NO_X, PM, CO, and SO_X, these thresholds are included in Table 4-5.

Table 4-5: Project-Level Air Quality CEQA Thresholds of Significance

Pollutant	Significance Threshold	
	Construction Emissions (tons/year)	Operational Emissions (tons/year)
CO	100	100
NO_x	10	10
ROG	10	10
SO_x	27	27
PM_{10}	15	15
$PM_{2.5}$	15	15

Source: SJVAPCD. 2015. Guidance for Assessing and Mitigating Air Quality Impacts. Website: https://www.valleyair.org/media/g4nl3p0g/gamaqi.pdf. Accessed May 22, 2026.

4.3.2 IMPACT ANALYSIS

Short-Term Construction Generation Emissions

Estimated construction-generation emissions are summarized in Table 4-6.

Table 4-6: Unmitigated Short-Term Construction Generated Emissions of Criteria Air Pollutants

Source	Annual Emissions (Tons per Year)					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Maximum Annual Project Construction Emissions	0.08	0.22	0.35	<0.005	0.01	0.01
SJVAPCD Threshold	*10*	*10*	*100*	*27*	*15*	*15*
Threshold Exceeded?	No	No	No	No	No	No

Long-Term Operational Generated Emissions

Estimated operational-generated emissions are summarized in Table 4-7.

Table 4-7: Unmitigated Long-Term Operational Generated Emissions of Criteria Air Pollutants

Source	Annual Emissions (Tons per Year)					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Maximum Annual Project Operational Emissions	0.14	0.08	0.48	<0.005	0.09	0.03
SJVAPCD Threshold	*10*	*10*	*100*	*27*	*15*	*15*
Threshold Exceeded?	No	No	No	No	No	No

Maximum Daily Emissions of Criteria Air Pollutants

Daily construction and operational emissions generated by the Project are summarized in Table 4-8.

Table 4-8: Maximum Daily Emissions of Criteria Air Pollutants

Source	Daily Emissions Maximum (in pounds)					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Construction – Summer	21.90	4.61	7.28	0.01	0.26	0.18
Construction – Winter	1.05	9.21	9.90	0.02	1.84	1.06
Operational – Summer	0.92	0.57	3.68	0.008	0.56	0.16
Operational – Winter	0.79	0.60	2.50	0.007	0.56	0.16
SJVAPCD Threshold	*100*	*100*	*100*	*100*	*100*	*100*
Threshold Exceeded?	No	No	No	No	No	No

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The Project would not conflict with or obstruct implementation of any applicable air quality plan. The proposed Project would not exceed any threshold for air quality emissions that has been set by the SJVAPCD. Therefore, there would be no impact.

b) Would the project 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 Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment. As shown in Table 4-6, Table 4-7, and Table 4-8 the Project would not exceed an emissions threshold which has been set by the SJVAPCD for construction or operational related emissions. Therefore, impacts would be less than significant.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. As discussed above, the proposed Project would not result in significant long-term operational emissions. Constructed related emissions, shown in Table 4-6 and Table 4-8, would be temporary in nature and would cease upon Project construction. Short-term construction activities, however, could result in temporary increases in pollutant concentrations that could impact nearby sensitive receptors. Sensitive Receptors are groups that would be more affected by air, noise, and light pollution, pesticides, and other toxic chemicals than others. This includes infants, children under 16, elderly over 65, athletes, and people with cardiovascular and respiratory diseases. High concentrations of these groups would include daycares, residential areas, hospitals, elder care facilities, schools and parks. While the Project would be located in an area near sensitive receptors, such as the residential

neighborhoods surrounding the site, the Project would not exceed the daily emission thresholds set by the SJVAPCD. Therefore, impacts would be less than significant.

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

Less than Significant Impact. During construction activities, construction equipment exhaust and application of asphalt, structural coating and other construction applications would temporarily emit odors. Construction would be completed on land currently in the City of Mendota's city limits and could have an effect on some residences that would be located near the construction area of the Project. Construction of the Project would be temporary, and odors would not remain after Project completion. Therefore, impacts would be less than significant.

4.4 BIOLOGICAL RESOURCES

Table 4-9: Biological Resources Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

4.4.1 BASELINE CONDITIONS

The Project site is located in the City of Mendota in a heavily disturbed area that has been previously developed. The Project site is surrounded by developed residential, and commercial land uses. The vegetation located within the existing Project site consists mostly of landscaped trees, shrubs and ruderal plants.

4.4.2 IMPACT ANALYSIS

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans,

policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. As stated above, the Project site is located in a heavily disturbed and previously developed area. Due to the nature of the Project site, there is no potential for special status species to occur due to the absence of suitable habitat. Therefore, there would be no impact.

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

No Impact. The Project is located on previously developed residential land. There is no riparian habitat or other sensitive natural habitat under the jurisdiction of the California Department of Fish and Wildlife or the United States Fish and Wildlife Service found in the Project area.[8] Therefore, there would be no impact.

c) Would the project 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?

No Impact. There is no riparian habitat present in the Project area. The nearest designated wetland, a Freshwater Emergent Wetland, is located approximately 0.9 miles southeast of the Project site.[9] Therefore, there would be no impact.

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

No Impact. Wildlife movement corridors are routes that wild animals regularly and predictably follow during seasonal migration, dispersal from native ranges, daily travel within home ranges, and inter-population movements. Movement corridors in California are typically associated with valleys, ridgelines, rivers and creeks supporting riparian vegetation. As stated above, the Project site is located in a heavily disturbed and previously developed area. Additionally, the area surrounding the Project site is also largely disturbed and urbanized; therefore, the Project site does not consist of land that would be compatible with a wildlife movement corridor and none are known to exist on the site. Therefore, there would be no impact.

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

No Impact. The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The City also does not have a tree preservation ordinance. The Project would be required to comply with all local policies and regulations protecting biological resources. Therefore, there would be no impact.

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

[8] (United States Fish & Wildlife Service, 2025)
[9] Ibid.

No Impact. The Project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan. The Project site is located within the City limits. The site is not currently located within a habitat conservation plan or other type of conservation area. Therefore, there would be no impact.

4.5 CULTURAL RESOURCES

Table 4-10: Cultural Resources Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒

4.5.1 BASELINE CONDITIONS

The Southern Pacific Railroad established a storage facility and switching company in 1891 at the site of present-day Mendota; the City was incorporated in 1942. The City is located in the San Joaquin Valley of California, about 32 miles west of Fresno. The railway heavily contributed to the expansion of agriculture within the City. The City has historically grown alfalfa, wheat, barley, oats, cantaloupe, pomegranates, cotton, sugar beets, and tomatoes. The Project site is located within the City of Mendota and has been previously developed.

4.5.1.1 NATIVE AMERICAN OUTREACH

The NAHC identifies, catalogs, and protects Native American cultural resources - ancient places of special religious or social significance to Native Americans and known ancient graves and cemeteries of Native Americans on private and public lands in California. The NAHC is also charged with ensuring California Native American tribes' accessibility to ancient Native American cultural resources on public lands, overseeing the treatment and disposition of inadvertently discovered Native American human remains and burial items, and administering the California Native American Graves Protection and Repatriation Act (CalNAGPRA), among many other powers and duties. NAHC provides a current list of Native American Tribal contacts to notify of projects pursuant to SB 18. Tribal letters pursuant to AB 52 and SB 18 a description of the Project, the Project site plan, and a map of the Project site were sent to a list of tribes and are contained in Appendix B. The tribes notified are listed in Section 4.18 Tribal Cultural Resources.

4.5.2 IMPACT ANALYSIS

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

a) & b) No Impact. The Project site has been previously developed and is not expected to result in significant impacts or adverse effects to cultural or historical resources, including archaeological remains, artifacts, or historic properties. Therefore, there would be no impact.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

No Impact. There is no evidence that the Project site has the potential to be an unknown burial site, or the site of buried human remains. In the unlikely event that humans remains are uncovered during construction, the Fresno County Coroner will be notified to investigate the remains and arrange proper treatment and disposition. If the remains are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and Public Resources Code 5097.98 require that the coroner notify the NAHC within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will be afforded an opportunity to make recommendations regarding the treatment and disposition of the remains. Therefore, there would be no impact.

4.6 ENERGY

Table 4-11: Energy Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

4.6.1 BASELINE CONDITIONS

The Project site is located within the City of Mendota city limits. The Project site is served by Pacific Gas and Electric Company (PG&E) for its electricity and natural gas needs.

4.6.2 IMPACT ANALYSIS

a) Would the project 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. Fuel consumed by construction equipment would be the primary energy resource expended over the course of Project construction. For heavy-duty construction equipment, horsepower and load factor were assumed using default data from the CalEEMod model. Fuel use associated with construction vehicle trips generated by the Project was also estimated; trips include construction worker trips, haul trucks trips for material transport, and vendor trips for construction material deliveries. Fuel use from these vehicles traveling to the Project was based on (1) the projected number of trips the Project would generate (CalEEMod default values), (2) default average trip distance by land use in CalEEMod, and (3) fuel efficiencies estimated in the ARB 2017 Emissions Factors model (EMFAC2017) mobile source emission model.

Construction is estimated to consume a total of 17,885.61 gallons of diesel fuel and 795.10 gallons of gasoline fuel (see Appendix A). California Code of Regulations Title 13, Motor Vehicles, Section 2449(d)(2), Idling, limits idling times of construction vehicles to no more than 5 minutes, thereby precluding unnecessary and wasteful consumption of fuel because of unproductive idling of construction equipment. In addition, the energy consumption for construction activities would not be ongoing as they would be limited to the duration of Project construction.

The development's anticipated annual energy consumption is approximately 87,223.98 kilowatt-hours and 442.39 therms of natural gas (see Appendix A). Energy consumption of residential uses is currently governed by the 2025 California Building Code, Part 6 for structures, and Title 20 of the California Code of Regulations for appliances. Energy consumption is anticipated to decrease over time as more energy efficient standards take effect and energy-consuming equipment reaches its end-of-life and necessitates replacement. Therefore, impacts would be less than significant.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. State and local authorities regulate energy use and consumption. These regulations at the State level are intended to reduce energy use and GHG (greenhouse gas) emissions. These include, among others, AB 1493 – Light-Duty Vehicle Standards; California Code of Regulations Title 24, Part 6 – Energy Efficiency Standards; and California Code of Regulations Title 24, Parts 6 and 11 – California Energy Code and Green Building Standards. The Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Therefore, there would be no impact.

4.7 GEOLOGY AND SOILS

Table 4-12: Geology and Soils Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐
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 direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☐	☒	☐

4.7.1 BASELINE CONDITIONS

4.7.1.1 GEOLOGY AND SOILS

The Project is located in Fresno County, in the southern section of California's Great Valley Geomorphic Province, or Central Valley. The Sacramento Valley makes up the northern third and the San Joaquin Valley makes up the southern two-thirds of the geomorphic province. Both valleys are watered by large rivers flowing west from the Sierra Nevada Range, with smaller tributaries flowing east from the Coastal Mountain Range. Most of the surface of the Central Valley is covered by Quaternary (present day to 1.6 million years ago) alluvium. The sedimentary formations are steeply upturned along the western margin due to the

uplifted Sierra Nevada Range.[10] From the time the Central Valley first began to form, sediments derived from erosion of igneous and metamorphic rocks and consolidated marine sediments in the surrounding mountains have been transported into the Central Valley by streams. According to the Natural Resource Conservation Service's Web Soil Survey, the Project is composed of Calflax clay loam, saline-sodic, wet, 0 to 1 percent slopes, MLRA 17. This soil has a low to moderate shrink-swell potential.[11]

4.7.1.2 FAULTS AND SEISMICITY

The Project site is not located on any known fault or fault zone, but it could experience seismic activity as a result of fault activity in other parts of the state. The nearest active fault, the Ortigalita Fault is located approximately 28 miles west of the Project site. The San Andreas Fault is located approximately 42 miles west of the Project site.[12]

4.7.1.3 LIQUEFACTION

Liquefaction is a seismic phenomenon in which loose, saturated granular and non-plastic, fine-grained soils lose their structure or strength when subjected to high-intensity ground shaking. Soil liquefaction causes ground failure that can damage roads, pipelines, underground cables, and buildings with shallow foundations. Liquefaction more commonly occurs in loose saturated materials. The Project site is not known to be located in an area that experiences liquefaction.[13]

4.7.1.4 SOIL SUBSIDENCE

Subsidence occurs below the surface when subsurface pressure is reduced by the withdrawal of fluids (e.g., groundwater, natural gas, oil) resulting in sinking of the ground. The Project is located in a portion of the Central Valley of California that is known as an area that has experienced soil subsidence due to groundwater overdraft.[14]

4.7.1.5 DAM AND LEVEE FAILURE

According to the California Department of Water Resources Dam Breach Inundation Map, the Project is not in an area that would be susceptible to flooding as a result of dam or levee failure.[15]

4.7.2 IMPACT ANALYSIS

a) Would the project 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?

Less than Significant Impact. Ground shaking intensity is a function of distance from an earthquake's epicenter and underlying geology. The most common impact associated with ground shaking is damage to structure. The Project would result in the construction of a 16-unit apartment complex that would

[10] Harden, D.R. 1998, California Geology, Prentice Hall, 479 pages
[11] (United States Department of Agriculture, 2026)
[12] (California Department of Conservation, 2015)
[13] Ibid.
[14] (United States Geological Survey, 2013)
[15] (California Department of Water Resources, 2015)

meet California Building Code requirements governing potential structural damage due to earthquakes. Moreover, the Project site is not located near any known faults or fault zones. The nearest active fault, the Ortigalita Fault, is located approximately 28 miles west of the Project site. As such, the Project would not cause potential substantial adverse effects, including the risk of loss, injury, or death as a result in a rupture of a known earthquake fault, nor would it result in strong seismic activity from Project inundations. Therefore, impacts would be less than significant.

iii. Seismic-related ground failure, including liquefaction?

No Impact. The Project would result in the construction of a 16-unit apartment complex with an open space area, parking lot, and other minor site improvements. According to the DOC Earthquake Zones of Required Investigation Map, the Project is not located in an area susceptible to liquefaction. The new construction would not increase the likelihood for liquefaction to occur on or within the vicinity of the Project site. Therefore, there would be no impact.

iv. Landslides?

No Impact. The Project is located in a relatively flat area with little to no potential for landslides to occur. Construction of the Project would not increase the likelihood for landslides to occur at the Project site. Therefore, there would be no impact.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. Earthmoving activities associated with the Project would include excavation, trenching, grading, and construction. These activities could expose soils to erosion processes; however, site is previously developed and has been graded prior to the Project. While minor grading activities would occur as a result of the Project, any impacts related to grading activities would be minimal. The Project is not expected to result in substantial soil erosion or the loss of topsoil. Therefore, impacts would be less than significant.

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

c) & d) Less than Significant Impact. The Project is located in a relatively flat area. There are no known geologic hazards located near the Project site. According to the Natural Resource Conservation Service's Web Soil Survey, the Project is composed of Calflax clay loam, saline-sodic, wet, 0 to 1 percent slopes, MLRA 17. This soil has a low to moderate shrink-swell potential. Soils with a high silt or clay content are subject to subsidence. Subsidence typically occurs in areas with groundwater withdrawal or oil and natural gas extraction, which the Project site is located in, as described above. While Mendota is identified as an area subject to soil subsidence as a result of groundwater pumping, the site is previously developed and is not known to possess soils that would be unstable or unable to support the Project. Additionally, the site is not within an identified DOC Geologic Energy Management Division oil/gas field.[16] The topography of the site is relatively flat with stable, native soils, and no apparent unique or significant landforms. Furthermore, the Project is in an area of low significance for seismic activity due to its distance from faults. Such factors minimize the potential for other geologic hazards such as landslides, lateral

[16] (California Department of Conservation, 2026)

spreading, subsidence, liquefaction, or collapse. Therefore, any development on the native stable soils is unlikely to become unstable and result in geologic hazards. In addition, the Project would be required to comply with current seismic protection standards in the California Building Code which would significantly limit potential seismic-related hazards such as landslides lateral spreading, subsidence, liquefaction, or collapse. Therefore, impacts would be less than significant.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Project would not result in the use of septic tanks or any alternative wastewater disposal systems. Therefore, there would be no impact.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

Less than Significant Impact. There are no known paleontological resources located on the Project site; however, during construction unique paleontological or geological resources could be unearthed. In this event, all construction would be required to stop, the City would be notified, and a qualified geologist and/or paleontologist would be consulted. If discoveries are uncovered, the Project would abide by recommendation of the geologist or paleontologist. Therefore, impacts would be less than significant.

4.8 GREENHOUSE GAS EMISSIONS

Table 4-13: Greenhouse Gas Emissions Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

4.8.1 BASELINE CONDITIONS

Commonly identified GHG emissions and sources include the following:

Carbon dioxide (CO_2) is an odorless, colorless natural greenhouse gas. CO_2 is emitted from natural and anthropogenic sources. Natural sources include the following: decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic out gassing. Anthropogenic sources include the burning of coal, oil, natural gas, and wood.

Methane (CH_4) is a flammable greenhouse gas. A natural source of methane is the anaerobic decay of organic matter. Geological deposits, known as natural gas fields, also contain methane, which is extracted for fuel. Other sources are from landfills, fermentation of manure, and ruminants such as cattle.

Nitrous oxide (N_2O), also known as laughing gas, is a colorless greenhouse gas. Nitrous oxide is produced by microbial processes in soil and water, including those reactions that occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load.

Water vapor is the most abundant, and variable greenhouse gas. It is not considered a pollutant; in the atmosphere, it maintains a climate necessary for life.

Ozone (O_3) is known as a photochemical pollutant and is a greenhouse gas; however, unlike other greenhouse gases, ozone in the troposphere is relatively short-lived and, therefore, is not global in nature. O_3 is not emitted directly into the atmosphere but is formed by a complex series of chemical reactions between volatile organic compounds, nitrogen oxides, and sunlight.

Aerosols are suspensions of particulate matter in a gas emitted into the air through burning biomass (plant material) and fossil fuels. Aerosols can warm the atmosphere by absorbing and emitting heat and can cool the atmosphere by reflecting light.

Chlorofluorocarbons (CFCs) are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the earth's surface). CFCs were first synthesized in 1928 for use as refrigerants, aerosol propellants, and cleaning solvents. CFCs destroy stratospheric ozone; therefore, their production was stopped as required by the Montreal Protocol in 1987.

Hydrofluorocarbons (HFCs) are synthetic chemicals that are used as a substitute for CFCs. Of all the greenhouse gases, HFCs are one of three groups (the other two are perfluorocarbons and sulfur hexafluoride) with the highest global warming potential. HFCs are human-made for applications such as air conditioners and refrigerants.

Perfluorocarbons (PFCs) have stable molecular structures and do not break down through the chemical processes in the lower atmosphere; therefore, PFCs have long atmospheric lifetimes, between 10,000 and 50,000 years. The two main sources of PFCs are primary aluminum production and semiconductor manufacture.

Sulfur hexafluoride (SF_6) is an inorganic, odorless, colorless, nontoxic, nonflammable gas. It has the highest global warming potential of any gas evaluated. Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

There are uncertainties as to exactly what the climate changes will be in various local areas of the earth, and what the effects of clouds will be in determining the rate at which the mean temperature will increase. There are also uncertainties associated with the magnitude and timing of other consequences of a warmer planet: sea level rise, spread of certain diseases out of their usual geographic range, the effect on agricultural production, water supply, sustainability of ecosystems, increased strength and frequency of storms, extreme heat events, air pollution episodes, and the consequence of these effects on the economy.

Emissions of GHGs contributing to global climate change are largely attributable to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. About three-quarters of human emissions of CO_2 to the global atmosphere during the past 20 years are due to fossil fuel burning. Atmospheric concentrations of CO_2, CH_4, and N_2O have increased by at least 40 percent, 150 percent, and 20 percent respectively since the year 1750. GHG emissions are typically expressed in carbon dioxide-equivalents (CO_2e), based on the GHG's Global Warming Potential (GWP). The GWP is dependent on the lifetime, or persistence, of the gas molecule in the atmosphere. For example, one ton of CH_4 has the same contribution to the greenhouse effect as approximately 25 tons of CO_2. Therefore, CH_4 is a much more potent GHG than CO_2. In accordance with *SJVAPCD's CEQA Greenhouse Gas Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects*[17], proposed projects complying with Best Performance Standards (BPS) would be determined to have a less-than-significant impact. Projects not complying with BPS would be considered less than significant if operational GHG emissions would be reduced or mitigated by a minimum of 29 percent, in comparison to business-as-usual (year 2004) conditions. In addition, project-generated emissions complying with an approved plan or mitigation program would also be determined to have a less-than-significant impact.

4.8.2 IMPACT ANALYSIS

Project Related Emissions

Short-term construction emissions associated with the Project were calculated using CalEEMod, Version 2022.1.1.44. The emissions modeling includes emissions generated by off-road equipment, haul trucks, and worker commute trips. Emissions were quantified based on an anticipated construction schedule of approximately 12 months. Remaining assumptions were based on the default parameters contained in the model. Modeling assumptions and output files are included in Appendix A. Estimated construction-generated and operational related emissions are summarized in Table 4-14, and Table 4-15. GHGs impact the environment over time as they increase and contribute to climate change.

[17] (San Joaquin Valley Air Pollution Control District, 2009)

Table 4-14: Short Term Construction Related GHG Emissions

	Emissions (MT CO_2e) in Tons per Year
Maximum Annual Construction CO2e Emissions	61
AB 32 Consistency Threshold for Land-Use Development Projects*	1,100
AB 32 Consistency Threshold for Stationary Source Projects*	10,000
Threshold Exceeded?	No

* As published in the Bay Area Air Quality Management District's CEQA Air Quality Guidelines. Available online at http://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en Accessed 5/22/2026.

Table 4-15: Long Term Operational Related GHG Emissions

	Emissions (MT CO_2e) in Tons per Year
Annual Operational CO2e Emissions	135
AB 32 Consistency Threshold for Land-Use Development Projects*	1,100
AB 32 Consistency Threshold for Stationary Source Projects*	10,000
Threshold Exceeded?	No

* As published in the Bay Area Air Quality Management District's CEQA Air Quality Guidelines. Available online at http://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en Accessed 5/22/2026.

Construction related generation of GHGs would be a maximum of 61 Metric Tons of Carbon Dioxide Equivalent ($MTCO_2e$) per year, while operational emissions are expected to be 135 $MTCO_2e$ per year. The Project would not exceed the AB 32 consistency threshold for land use projects for both short term construction emissions and long-term operational emissions as a result.

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

Less than Significant Impact. The Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. As shown in Table 4-14 and Table 4-15, the Project is not expected to result in the generation of GHG emissions that would exceed the AB 32 consistency threshold of 1,100 $MTCO_2e$ annually during both construction and operational activities. Therefore, impacts would be less than significant.

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

No Impact. The Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The Project would be in compliance with all SJVAPCD policies and regulations and would not exceed an applicable threshold for GHG emissions. Therefore, there would be no impact.

4.9 HAZARDS AND HAZARDOUS MATERIALS

Table 4-16: Hazards and Hazardous Materials Impacts

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

4.9.1 BASELINE CONDITIONS

4.9.1.1 HAZARDOUS MATERIALS

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. Government Code Section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. The Department of Toxic Substances Control (DTSC) is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List. DTSC's EnviroStor database provides DTSC's component of Cortese List data. In addition to the EnviroStor database, the SWRCB GeoTracker database provides information on

regulated hazardous waste facilities in California, including underground storage tank (UST) cases and non-UST cleanup programs, including Spills-Leaks-Investigations-Cleanups sites, Department of Defense sites, and Land Disposal program. A search of the DTSC EnviroStor database preformed on May 11, 2026, determined that there are two active hazardous waste site located within 0.5 mile of the Project site including "Washington Elementary School" and "Mendota Site." Washington Elementary School (6000720) is a 6.5-acre school site affected by petroleum and volatile organic compounds. A 2008 Soil Vapor Extraction (SVE) and Air Sparging plan was delayed, and in 2011, a revised plan involving ozone injection was approved. Initial ozone testing in 2012 showed limited contaminant reduction, leading to a 30-day pilot test with some improvement. Air sampling showed low cancer risk and no major non-cancer hazards. A 2013 Remedial Action Plan (RAP) proposed further SVE, ozone injection, and groundwater monitoring. When the school district decided to relocate students during cleanup, the RAP was revised to reduce monitoring and suspend indoor air testing. The site was referred to the Regional Water Quality Control Board (RWQCB) as of August 18, 2023. Potential contaminants associated with the Mendota Site (10490061) include household wastes. The site was referred to the RWQCB as of May 17, 1988. A search of the SWRCB GeoTracker performed on May 11, 2026, determined that there are no known active hazardous waste generators or hazardous material spill sites within the Project site or immediate surrounding vicinity.[18] [19]

4.9.1.2 AIRPORTS

The Project is not located within the boundaries of an adopted Airport Land Use Compatibility Plan. The nearest operational airport, the Firebaugh Airport, is located approximately 8.2 miles northwest of the Project site.

4.9.1.3 EMERGENCY RESPONSE PLAN

The County of Fresno has a Hazard Mitigation Plan that was adopted in 2024. The purpose of the plan is to reduce or eliminate long-term risk to people and property from hazards.

4.9.1.4 SENSITIVE RECEPTORS

Sensitive Receptors are groups that would be more affected by air, noise, and light pollution, pesticides, and other toxic chemicals than others. This includes infants, children under 16, elderly over 65, athletes, and people with cardiovascular and respiratory diseases. High concentrations of these groups would include daycares, residential areas, hospitals, elder care facilities, schools and parks. There are several sensitive receptors surrounding the Project site including the residences located to the north, east, and south.

4.9.2 IMPACT ANALYSIS

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

b) Would the project 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?

a) & b) Less than Significant Impact. The Project would not create a significant hazard to the public or the environment through the route transport, use, or disposal of hazardous materials. The Project would result in the construction of a 16-unit apartment complex. During construction, equipment would be used that could result in the spill of hazardous materials, such as diesel fuel, lubricants, and solvents. However, the contractor would comply with all California Department of Occupational Safety and Health

[18] (State Water Resources Control Board, 2026)
[19] (Department of Toxic Substances Control, 2026)

Administration regulations regarding regular maintenance and inspection of equipment, spill prevention, and spill remediation in order to reduce the potential accidental hazardous materials spill during construction are the responsibility of the contractor to remediate the in accordance with industry best management practices and State and local regulations. Therefore, impacts would be less than significant.

c) Would the project 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 nearest school, Washington Elementary School is located approximately 0.21 miles northeast of the Project. Implementation of the Project would involve equipment that could result in emissions of hazardous or acutely hazardous materials. While the Project is located within one-quarter mile of an existing school, the Project would be required to comply with all California Department of Occupational Safety and Health Administration regulations and the Project contractor would be required to comply with industry best management practices and State and local regulations. Therefore, impacts would be less than significant.

d) Would the project 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. The Project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As discussed above, a search of the EnviroStor and GeoTracker databases was conducted, and the Project site has not been identified to contain a known hazardous material spill. According to the DTSC EnviroStor, there are two known active hazardous waste site located within a 0.5 of the Project area, however, the construction of the Project would not be affected by these two sites, nor would the Project have the potential to worsen the existing conditions on both sites. Therefore, there would be 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 or excessive noise for people residing or working in the project area?

No Impact. The Project would not be located within the vicinity of a private airstrip or airport land use plan, or within two miles of a public or private airport where such a plan has not been adopted. The Project is located approximately 8.2 miles northwest of the nearest operational airport, the Firebaugh Airport, and is not located within an adopted airport land use compatibility plan. Therefore, there would be no impact.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The County of Fresno has a Hazard Mitigation Plan that was adopted in 2024. The Project would not impair or physically interfere with the adopted Hazard Mitigation Plan. During construction, there may be a temporary increase in deliveries on the roadways adjacent to the Project site; however, no detours or road closures are anticipated. If any work within the roadways is required, it would need to be reviewed and approved by the City Engineer. If approved, the Project would abandon a portion of Tule Street. The Project proponent would be required to acquire all portions of the abandoned right of way and may be required to provide access easements to affected properties. The acquisition of the abandoned right of way by the Project proponent and potential granting of access easements, if necessary after acquisition of such property, would ensure that access is not impaired to properties included in and fronting the Project site. Therefore, impacts would be less than significant.

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

No Impact. The Project is not located in a State Responsibility Area (SRA)[20] or a very high fire hazard severity zone.[21] Therefore, there would be no impact.

[20] (California Department of Forestry and Fire Protection, 2024)
[21] (California Department of Forestry and Fire Protection, 2025)

4.10 HYDROLOGY AND WATER QUALITY

Table 4-17: Hydrology and Water Quality Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 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;	☐	☐	☒	☐
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?	☐	☐	☐	☒

4.10.1 BASELINE CONDITIONS

The Project is located in the San Joaquin Valley Basin and the Delta-Mendota Subbasin. The Project site is located within the boundaries of the City of Mendota Groundwater Sustainability Agency (GSA). The Project site is located within the Mowry Lake-Fresno Slough Subwatershed Hydrologic Unit Code 180300091003.[22] According to the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer Flood Map, the Project is located in Zone X, an area of minimal flood hazard. The Project site is not located within a 100 Year Flood Zone.[23]

[22] (Department of Water Resources, 2018)
[23] (Federal Emergency Management Agency, 2024)

4.10.2 IMPACT ANALYSIS

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact. In compliance with State regulations, all development within the Project site would be required to comply with State regulations adopted to reduce groundwater degradation. The Project would be constructed on a site that is previously developed and would develop a residential use within an area planned and zoned for such uses. The Project would not affect any surface waters, nor would it violate any water quality standards or waste discharge requirements that would degrade groundwater quality. Therefore, impacts would be less than significant.

b) Would the project 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. The Project would include the development of a 16-unit apartment complex. The Project would connect to City water and would not necessitate the expansion of the City's water system infrastructure to serve the Project. According to the General Plan, as of 2008 there are three operational wells in the City and two additional well sites have been identified in the area and have been determined to be adequate for future development. The City's water system has adequate supply to serve the Project and would not conflict with groundwater recharge. The Project would comply with the requirements of City of Mendota's GSA. Therefore, impacts would be less than significant.

c) Would the project 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. There are no waterways such as a stream or river located on or within the vicinity of the Project site. As discussed above, the Project would result in minimal grading activities as the site is previously developed. Substantial erosion or siltation is not expected to occur as a result of the Project. Therefore, impacts would be 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;

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

Less than Significant Impact. The Project is located on a previously developed residential site. While the Project is expected to result in the increase of impervious surface on the Project site, the Project would be required to adhere to all City development standards, including for lot coverage, ensuring that impacts to drainage do not result from development of the Project. Additionally, the Project will be required to either connect to City storm drainage facilities or retain all storm runoff on-site. Therefore, impacts would be less than significant.

iv. impede or redirect flood flows?

No Impact. According to the FEMA National Flood Hazard Layer Flood Map, the Project is located in Zone X, an area of minimal flood hazard. The Project is not located in a 100 Year Flood Zone. The Project would not impede or redirect flood flows. Therefore, there would be no impact.

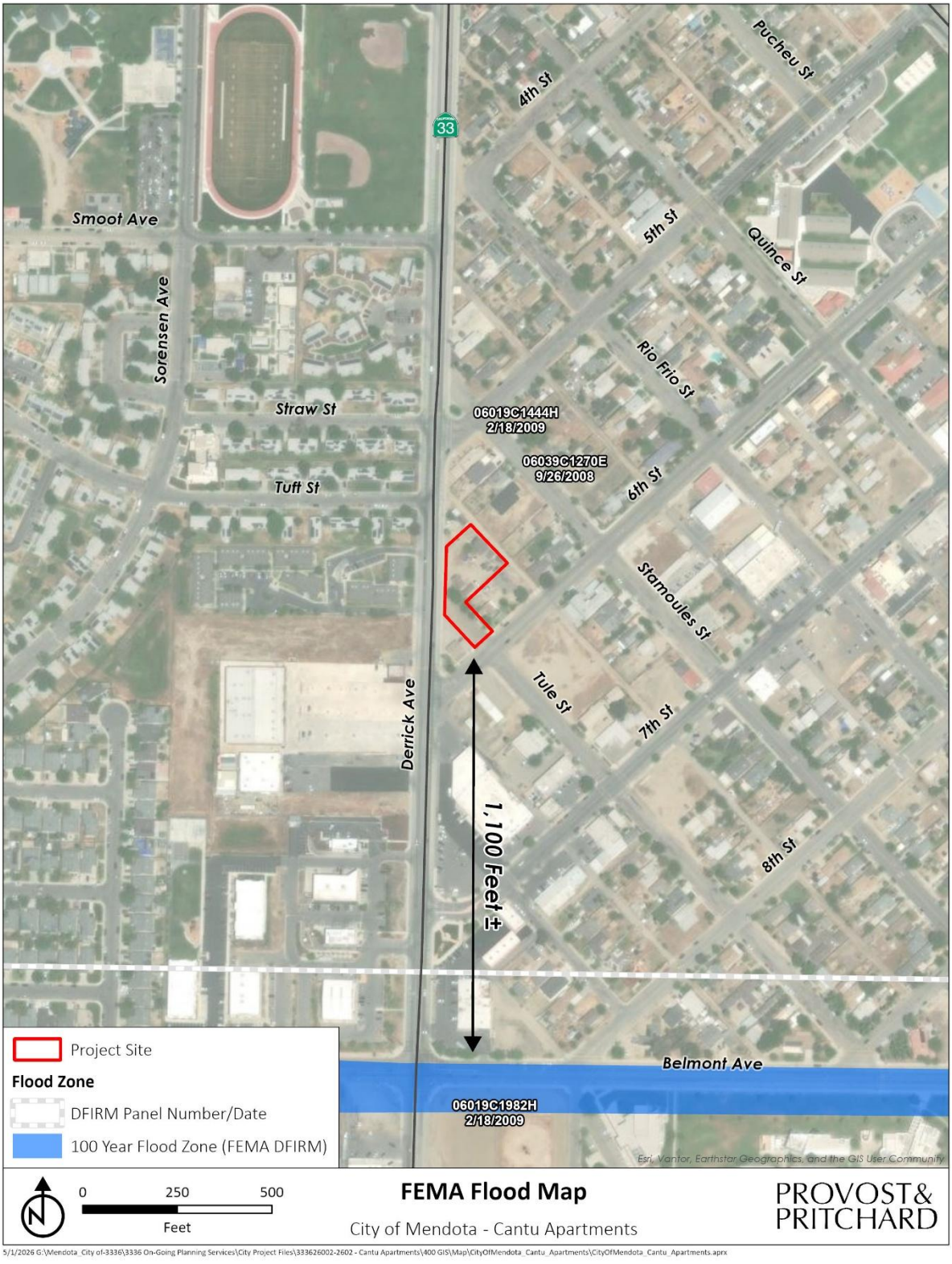
d) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundations?

No Impact. There are no flood hazard, tsunami, or seiche zones located at the Project site. Therefore, there would be no impact.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The Project would be located within the boundaries of the City of Mendota GSA. The Project would not conflict with the GSA's Groundwater Sustainability Plan. Therefore, there would be no impact.

Figure 4-2: FEMA Flood Map



4.11 LAND USE AND PLANNING

Table 4-18: Land Use and Planning Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐

4.11.1 BASELINE CONDITIONS

The Project is located in the City of Mendota. Under the City of Mendota General Plan, APN 013-241-19 is designated as Medium High Density Residential and is zoned as R-1 by the City's Official Zoning Map.

4.11.2 IMPACT ANALYSIS

a) Would the project physically divide an established community?

Less than Significant Impact. The Project would not physically divide an existing community. Currently APN 013-241-19 is designated as Medium High Density Residential and is zoned R-1. The Project proposes to amend the City of Mendota General Plan land use designation for APN 013-241-19 to High Density Residential and rezone the Project site to R-3. Along with the development of the apartment complex, the Project proposes the addition of a parking lot on the southeastern corner of the Project site. The parking lot would be developed on the existing portion of Tule Street which has been proposed for abandonment between 6th Street and SR 33. If approved, the abandoned right of way would be designated with a General Plan land use designation of High Density Residential and would be zoned R-3, consistent with the rest of the Project site. While the Project proposes to abandon Tule Street, the Project would not impact access in the area that would physically divide the community. Once abandoned, the Project properonent would be required to acquire all portions of the abandoned right of way and may be required to grant access easements to those properties currently utilizing Tule Street for access. No barriers would be constructed that would divide the community. Therefore, impacts would be less than significant.

b) Would the project cause a significant environmental conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact. As mentioned above in response a) the Project proposes to amend the City of Mendota General Plan from Medium High Density Residential to High Density Residential and rezone the Project site from R-1 to R-3. The Project would be developed to meet the density requirements of this new land use designation and zoning district. The Project would be required to meet all applicable City of Mendota land use policies and regulations. Therefore, impacts would be less than significant.

4.12 MINERAL RESOURCES

Table 4-19: Mineral Resources Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
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?	☐	☐	☐	☒

4.12.1 BASELINE CONDITIONS

The California Geological Survey (CGS) is responsible for the classification and designation of areas within California containing or potentially containing significant mineral resources. The CGS classifies lands into Aggregate and Mineral Resource Zones (MRZs) based on guidelines adopted by the California State Mining and Geologic Board, as mandated by the Surface Mining and Reclamation Act of 1975. These MRZs identify whether known or inferred significant mineral resources are present in area. Lead agencies are required to incorporate identified MRZ resource areas delineated by the State into their general plans.[24]

According to the CGS Mineral Land Classification map, the Project site is not known to produce aggregate materials.[25] The City of Mendota General Plan and the Fresno County General Plan Background Report have not identified the Project site or land in its vicinity as containing mineral resources.[26] [27]

4.12.2 IMPACT ANALYSIS

a) Would the project 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. The Project site does not contain any known mineral resources, nor would it result in the loss of availability of any known mineral resources that would be of value to the region and the State. Therefore, there would be no impact.

b) Would the project 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?

[24] (Public Resources Code, Section 2672(a), 2025)
[25] (California Geological Survey, 2021)
[26] (Fresno County, 2024)
[27] (City of Mendota, 2009)

No Impact. The Project site has not been identified as containing a locally important mineral resource by the City General Plan, a specific plan, or any other land use plan. The Project would not result in the loss of any locally important mineral resources. Therefore, there would be no impact.

4.13 NOISE

Table 4-20: Noise Impacts

Would the project result in:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 ground borne vibration or ground borne 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?	☐	☐	☐	☒

4.13.1 BASELINE CONDITIONS

According to the City's General Plan, the City requires that maximum daytime noise levels be limited to 70.[28] The site is located adjacent SR 33 and is surrounded by single-family houses and commercial uses, representing typical urban neighborhood noise levels.

4.13.2 APPLICABLE REGULATIONS

City of Mendota Noise Ordinance: In addition to General Plan requirements, the City has established a Noise Ordinance in its municipal code. Noise ordinances establish noise limits for which penalties may be imposed or enforcement action may be taken. Therefore, while General Plan limits are to be taken into consideration during the development of a project and may or may not be strictly applied depending on the particular circumstances of the project, a noise ordinance generally must not be exceeded. In preparing a noise element, a city or county must identify local noise sources and analyze and quantify, to the extent practicable, current and projected noise levels for various sources, including highways and freeways; passenger and freight railroad operations; ground rapid transit systems; commercial, general, and military aviation and airport operations; and other ground stationary noise sources.

The Project is subject to the City of Mendota Noise Control Ordinance, which is covered in Title 9, Chapter 9.05 of the Municipal Code. It prohibits continued loud noise or noise which disturbs others by placing time constraints on noise producing activities and volume limits on noise amplification devices.

Construction is specifically addressed in Title 9, Chapter 9.05, Section 9.05.070(A):

[28] (City of Mendota, 2009)

A. Construction.
   1. Construction and delivery are exempt from the basic noise regulation during the times and on the days when construction activities are allowed pursuant to the terms and provisions of the Mendota Municipal Code.
   2. Residents/property owners when personally operating equipment are exempt from the basic noise regulation when they are personally undertaking construction activities to maintain or improve their property between the hours of 10:00 a.m. and 5:00 p.m. Such activities are restricted to the use of hand and power tools only.
   3. At all times loud and raucous noise emanating from any construction or delivery site, whether in the form of broadcast or amplified music or any other form, which is audible on any property other than the property from which it emanates, is prohibited.

Furthermore, noise level standards by receiving land use category have been established by the City of Mendota Municipal Code, as illustrated in Table 4-21, below:

Table 4-21: Noise Level Standards

Sound Level Limits		
Daytime	7:00 a.m.—7:00 p.m.	55 dBA
Evening	7:00 p.m.—10:00 p.m.	50 dBA
Nighttime	10:00 p.m.—7:00 a.m.	45 dBA

4.13.3 IMPACT ANALYSIS

a) Would the project result in 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?

Less than Significant Impact. The Project would result in the construction of a 16-unit apartment complex. After completion of the Project expected noise levels would be similar to that of the adjacent neighborhoods. Any potential increase in noise level would not be significant or obtrusive. Temporary noise would occur during construction and cease upon completion of the Project. Noise level generated by the equipment would range from 76 to 88 dBA (decibel) at a distance of 50 feet from the noise source; at 100 feet, the noise levels would range from 70 to 82 dBA.[29] The City of Mendota does have a Noise Control Ordinance as mentioned above. The City's ordinance states that construction and deliveries are exempt from the basic noise regulation during the times and on the days when construction activities are allowed pursuant to the terms and provisions of the Mendota Municipal Code.[30] Due to the nature of construction noise and the proximity of the site to existing residential areas, hours of construction shall be limited to 7:00 AM to 7:00 PM. Therefore, impacts would be less than significant.

b) Would the project result in generation of excessive ground borne vibration or ground borne noise levels?

Less than Significant Impact. Construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. Construction activities can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the

[29] (United States Department of Transportation Federal Highway Administration, 2017)
[30] (City of Mendota, 2024)

affected structures, and soil type. The generation of vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight damage at the highest levels. Given the type of construction, it is not anticipated that the Project would generate excessive ground-borne vibration or ground-borne noise levels. In addition, vibration levels subside with increased distance from the source, diminishing the effect the Project would have. Impacts would be less than significant.

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?

No Impact. The Project would not be located within the vicinity of a private airstrip or airport land use plan, or within two miles of a public or private airport where such a plan has not been adopted. The Project is located approximately 8.2 miles northwest of the nearest operational airport, the Firebaugh Airport, and is not located within an adopted airport land use compatibility plan. Therefore, there would be no impact.

4.14 POPULATION AND HOUSING

Table 4-22: Population and Housing Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐

4.14.1 BASELINE CONDITIONS

The Project is located within the City of Mendota city limits. According to the United States Census Bureau, the City of Mendota's population was to be 12,623 in 2024, with approximately 3.86 persons per household in the City. [31]

4.14.2 IMPACT ANALYSIS

a) Would the project 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 Project would not create a substantial increase in population in the area either directly or indirectly. The Project includes the development of a 16-unit apartment complex. The Project is intended to support housing needs within the City and would not induce substantial unplanned growth. The Project proposes to amend the City of Mendota General Plan land use designation for the Project site from Medium High Density Residential to High Density Residential. Additionally, the Project site would be rezoned from R-1 to R-3 as a part of the Project, consistent with the proposed High Density Residential land use designation. Therefore, impacts would be less than significant.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less than Significant Impact. The Project would result in the construction of a 16-unit apartment complex. Although the Project would remove three existing residential units, it would result in a net increase in housing availability within the City of Mendota. The proposed apartment complex increase the number of multifamily housing units within the City of Mendota. Therefore, there would be a less than significant impact.

[31] (United States Census Bureau, 2024)

4.15 PUBLIC SERVICES

Table 4-23: Public Services

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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:				
i. Fire protection?	☐	☐	☒	☐
ii. Police protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☒	☐
iv. Parks?	☐	☐	☒	☐
v. Other public facilities?	☐	☐	☒	☐

4.15.1 BASELINE CONDITIONS

4.15.1.1 FIRE PROTECTION

The City of Mendota is served by the Fresno County Fire Protection District (FCFPD). There is one fire station located in the City, approximately 0.5 miles north of the Project site.

4.15.1.2 POLICE PROTECTION

The City of Mendota is served by the Mendota Police Department. There is one police station located in the City approximately 0.8 miles northwest of the Project site.

4.15.1.3 SCHOOLS

Mendota Unified School District operates several schools within the City. The nearest school, Washington Elementary School, is located approximately 0.21 miles northeast of the Project site.

4.15.1.4 PARKS

There are three parks owned and operated by the City of Mendota. The nearest park, Jess Gill Park, is located approximately 0.2 miles north of the Project site.

4.15.1.5 LANDFILLS

The closest landfill to the Project site is the American Avenue landfill located approximately 15.4 miles southeast of the Project site.

4.15.2 IMPACT ANALYSIS

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities,

the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i. Fire Protection:

ii. Police Protection:

Less than Significant Impact. As stated above, the City of Mendota is served by the FCFPD and the Mendota Police Department. Construction of the Project would not substantially increase the service for the fire department or police department, nor would it require the hiring of additional personnel. The Project would be required to comply with the requirements of the FCFPD regarding access, water mains, fire flow, hydrants, and review of engineering plans. Increased demands for fire service are funded almost entirely through property taxes. The Project would be subject to the development impacts fee for construction and acquisition costs for improvements to police protection services and facilities. Therefore, impacts would be less than significant.

iii. Schools:

Less than Significant Impact. The Project would involve the construction of a 16-unit apartment complex. Payment of fees to a school district is considered full mitigation for project impacts on school facilities (Government Code Section 65996(a)). Therefore, the Project applicant would be required to pay the statutory fees to accommodate the impact of Project-generated students, reducing impacts to a less than significant level. Senate Bill 50 deems payment of the fees "to provide full and complete school facilities mitigation." As payment of these fees is required prior to issuance of building permits, impacts would be less than significant.

iv. Parks:

Less than Significant Impact. The Project would involve the construction of a 16-unit apartment complex. The Project includes approximately 1,802 square feet of open space, including a playground area for residents. Due to the relatively small scale of the Project, the additional population generated by the Project is not expected to have substantial impacts on the City's resident to parkland ratio. Therefore, impacts would be less than significant.

v. Other public facilities:

Less than Significant Impact. The Project would also result in the generation of solid waste during construction and operational activities. During construction, waste produced would be the responsibility of the contractor to dispose of. Subsequent to the construction of apartment complex, operations would result in the generation of solid waste, recyclables, and organics. The City contracts with Mid Valley Disposal for trash collection services. Refuse collected from the site would be disposed of at the American Avenue Landfill, approximately 15.4 miles southeast of the site. According to CalRecycle, the American Avenue Landfill is projected to have capacity through the year 2031[32]. Therefore, impacts would be less than significant.

[32] (CalRecycle, 2026)

4.16 RECREATION

Table 4-24: Recreation Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐

4.16.1 BASELINE CONDITIONS

The City has a total of three parks including Veterans Park, Jess Gill Park, and Rojas Pierce Park. The nearest park, Jess Gill Park, is located approximately 0.2 miles northwest of the Project site. Additionally, the City offers other community areas such as Mendota Pool Park, the Community Center, and Mendota City Hall. Mendota has a total of approximately 19.89 acres of dedicated park space. In addition, Mendota Wildlife Area, Alkali Sink Ecological Reserve, and Kerman Ecological Reserve are all within 10 miles of the Project site.

4.16.2 IMPACT ANALYSIS

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than Significant Impact. The Project proposes the construction of a 16-unit apartment complex, including an 1,802 square foot open space area with a playground, a 25-stall parking lot, and associated site improvements. Due to the relatively small scale of the Project and the inclusion of on-site recreational amenities for residents, the Project would not substantially increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated. Therefore, impacts would be less than significant.

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?

Less than Significant Impact. The Project includes approximately 1,802 square feet of open space, including a playground area for residents. Due to the relatively small scale of the Project, the additional population generated by the Project is not expected to have substantial impacts on the City's resident to parkland ratio. Therefore, impacts would be less than significant.

4.17 TRANSPORTATION

Table 4-25: Transportation Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 section 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?	☐	☐	☒	☐

4.17.1 BASELINE CONDITIONS

Major transportation routes within the City include SR 33 and SR 180. The Project site is abutted by SR 33 to the west and 6th Street to the southeast. Currently Tule Street runs through the Project area.

In December 2018, modifications to the CEQA Guidelines were adopted by the Governor's Office of Land Use and Climate Innovation which requires all lead agencies to adopt vehicle miles traveled (VMT) as a replacement for automobile delay-based level of service as the new measure for identifying transportation impacts for land use projects. This statewide mandate, enacted by the State Legislature through SB 743, took effect July 1, 2020. This analysis relies on the *Fresno County SB 743 Implementation Regional Guidelines*, prepared in January 2021. If the guidelines do not apply, the analysis will rely on information prepared by the Office of Land Use and Climate Innovation as part of their December 2018 publication entitled *Technical Advisory on Evaluating Transportation Impacts in CEQA* (Technical Advisory), which provides guidance for evaluating transportation impacts based on VMT.[33]

4.17.2 IMPACT ANALYSIS

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

Less than Significant Impact. The Project would include the construction of a 16-unit apartment complex. The Project would not result in the extension of neighborhood roadways to serve the area. While there would be a slight increase in density in the Project area, it would be minimal and is not anticipated to impact the circulation system. Additionally, Tule Street between SR 33 and 6th Street is being proposed for abandonment to allow for a parking lot that would hold the vehicles that belong to the complex's residences. Tule Street provides access to one business, a beauty salon located just south of the Project; however, the Project proponent would be required to acquire all portions of the abandoned right of way,

[33] (Governor's Office of Land Use and Climate Innovation, 2018)

if approved, and may be required to grant affected properties with an access easement, if necessary. The Project would be required to adhere to all applicable laws, policies, and plans regarding circulation and transit facilities within the City of Mendota. Therefore, impacts would be less than significant.

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

Less than Significant Impact. The Project would include the construction of a 16-unit apartment complex. The Project would increase the amount of residences in the area and therefore would increase the amount of Average Daily Trips. However, according to the Fresno Council of Governments Fresno County SB 743 Implementation Regional Guidelines, the Project would not exceed the VMT screening threshold for multifamily residential dwelling units. The Project would generate fewer than 500 daily vehicle trips.[34] Therefore, impacts would be less than significant.

c) Would the project 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 Project would not substantially increase hazards due to a geometric design feature or incompatible uses. The Project would result in the construction of a 16-unit apartment complex. The Project does not propose the construction of a hazardous geometric design feature, nor does it propose an incompatible use for the site. Therefore, there would be no impact.

d) Would the project result in inadequate emergency access?

Less Than Significant Impact. The Project would not result in inadequate emergency access. While the Project proposes to abandon Tule Street between SR 33 and 6th Street, full access to the area in and around the Project site would be maintained during and following construction. Additionally, the Project would be required to be reviewed and approved by the City Engineer to ensure access would be maintained before implementation of the Project. Therefore, impacts would be less than significant.

[34] (Fresno Council of Governments, 2025)

4.18 TRIBAL CULTURAL RESOURCES

Table 4-26: Tribal Cultural Resources Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code 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 Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

4.18.1 BASELINE CONDITIONS

Public Resources Code Section 21080.3.1, *et seq. (codification of AB 52, 2013-14)*) requires that a lead agency, within 14 days of determining that it will undertake a project, must notify in writing any California Native American Tribe traditionally and culturally affiliated with the geographic area of the project if that Tribe has previously requested notification about projects in that geographic area. The notice must briefly describe the project and inquire whether the Tribe wishes to initiate request formal consultation. Tribes have 30 days from receipt of notification to request formal consultation. The lead agency then has 30 days to initiate the consultation, which then continues until the parties come to an agreement regarding necessary mitigation or agree that no mitigation is needed, or one or both parties determine that negotiation occurred in good faith, but no agreement will be made. Additionally, Government Code Section 65352.3 (SB 18) requires that a lead agency notify Tribes that the lead agency is undertaking a General Plan Amendment and provide the Tribes 90 days to request formal consultation. The Tribes, which are determined based on a list provided by the NAHC, have 90 days from the date on which they were contacted by the lead agency to request formal consultation.

The City of Mendota has received written correspondence from the Santa Rosa Rancheria Tachi Yokut Tribe pursuant to Public Resources Code Section 21080.3.1 requesting notification of proposed project. A letter pursuant to AB 52 was sent to the Santa Rosa Rancheria Tachi Yokut Tribe on March 17, 2026. Letters pursuant to SB 18 were also sent to Tribes in the region on March 17, 2026 (see Appendix B).

4.18.1.1 NATIVE AMERICAN OUTREACH

A tribal consultation outreach letter including a description of the Project, the Project site plan, and a map of the Project site was sent to the following Native American organizations/individuals from a list provided by NAHC below:

1. Chairperson Leo Sisco of the Santa Rosa Rancheria Tachi Yokut Tribe
2. Stan Alec of the Kings River Choinumni Farm Tribe
3. Chairperson Neil Peyron of the Tule River Indian Tribe
4. Chairperson David Alvarez of the Traditional Choinumni Tribe
5. Timothey Perez of the North Valley Yokuts Tribe
6. Chairperson Carol Bill of the Cold Springs Rancheria of Mono Indians
7. Chairperson Kenneth Woodrow of the Wuksachi Indian Tribe/Eshom Valley Band
8. Chairperson Katherine Perez of the North Valley Yokuts Tribe
9. Chairperson Robert Leder of the Dumna Wo-Wah Tribal Government
10. Chairperson Elaine Fink of the North Fork Rancheria of Mono Indians
11. Chairperson Elizabeth D. Kippa of the Big Sandy Rancheria of Western Mono Indians
12. Chairperson Brenda Lavell of the Table Mountain Rancheria

The outreach letters were sent via certified mail to each individual on the contact list on March 17, 2026 (Appendix B). As of the date of this report, no responses have been received.

4.18.2 IMPACT ASESSMENT

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:

vi. Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code section 5020.1(k), or

vii. 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No Impact. No requests for tribal consultation for the Project have been received. In addition, the Project site has been previously developed, indicating that tribal cultural resources are unlikely to be present on the Project site. In the unlikely event that an archaeological resource is uncovered during construction, tribal in relation or not, all construction would cease, and a qualified archaeologist would be contacted to assess the resource. The Project would adhere to all applicable federal, State, and local requirements in regard to tribal cultural resources. Therefore, would be no impact.

4.19 UTILITIES AND SERVICE SYSTEMS

Table 4-27: Utilities and Service Systems Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐
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 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

4.19.1 BASELINE CONDITIONS

PG&E provides electricity and natural gas for the Project area. The City provides water to the community though three primary production wells and two back up wells. The City operates a wastewater treatment plant, located northeast of the Mendota Municipal Airport which treats domestic waste generated by residents of the City. The City also contracts with Mid Valley Disposal for solid waste pickup services.

4.19.2 IMPACT ANALYSIS

a) Would the project 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?

Less than Significant Impact. The Project would be connected to the City's existing water, stormwater, gas and sewer services. Existing electric and natural gas infrastructure is also available for connection at the site. All necessary utility connections are available within the vicinity of the Project site, and no substantial extension of any utility service would be required of the Project. Additionally, the Project would not require the expansion of other existing facilities for water and wastewater based on current capacity for both. Therefore, impacts would be less than significant.

b) Would the project 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. According to the City's General Plan, the City currently has three primary water wells as well as two emergency backup wells. Additionally, two well sites have been identified in the area and have been determined to be adequate for future development. The Project would not result in the demand for water supplies in excess of what is currently available in the City's existing water supply Therefore, impacts would be less than significant.

c) Would the project 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. The City owns and operates the existing water and wastewater treatment plant. The Project would be required to connect to these existing facilities, which currently has enough capacity to serve the Project. Therefore, impacts would be less than significant.

d) Would the project 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. The Project would result in the generation of solid waste during construction and operational activities. During construction, the contractor would be responsible for any solid waste produced. Subsequent to the construction of the 16-unit apartment complex, operations would result in the generation of solid waste, recyclables, and organics. The City contracts with Mid Valley Disposal for trash collection services. Refuse collected from the site would be disposed of at the nearest landfill, American Avenue Landfill, approximately 15.4 miles to the southeast of the site. According to CalRecycle, the American Avenue Landfill is projected to have capacity through the year 2031.[35] Therefore, impacts would be less than significant.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. The Project would be required to comply with all applicable federal, State, and local management and reduction statues and regulations related to solid waste. Therefore, there would be no impact.

[35] (CalRecycle, 2026)

4.20 WILDFIRE

Table 4-28: Wildfire Impacts

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 uncontrollable spread of 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?	☐	☐	☐	☒

4.20.1 BASELINE CONDITIONS

The Project is located in the City of Mendota and receives fire protection from FCFPD. There is a total of one fire station in the City, which is located at Fresno County Fire District, 101 McCabe Ave, Mendota, CA 93640. The fire station is about 0.5 miles away from the Project site.

According to the California Department of Forestry and Fire Protection (CAL FIRE), the Project site is not located within a SRA, meaning CAL FIRE does not assume responsibility for wildfire prevention and protection, but rather, the site is managed at the local level.[36] The nearest SRA is located approximately 16 miles southwest of the Project Site. Furthermore, according to CAL FIRE, the Project site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ). The nearest VHFHSZ is located approximately 25 miles southwest of the Project Site.[37]

4.20.2 IMPACT ANALYSIS

a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

[36] (California Department of Forestry and Protection, 2024)
[37] (California Department of Forestry and Fire Protection, 2026)

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

a) – d) No Impact. The Project site is not located within a VHFHSZ or an SRA. The nearest SRA is located approximately 16 miles southwest of the Project site, and the nearest VHFHSZ is approximately 25 miles southwest of the Project site. The site is located on developed land that is surrounded by urban uses, making wildfire unlikely to occur at the site. Therefore, there would be no impact.

4.21 CEQA MANDATORY FINDINGS OF SIGNIFICANCE

Table 4-29: CEQA Mandatory Findings of Significance

Does the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

4.21.1 STATEMENT OF FINDINGS

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact. The analysis conducted in this IS/ND results in a determination that the Project would have a less than significant effect on the environment. The Project would have no potential for significant impacts through the degradation of the quality of the environment, the reduction in the habitat or population of fish or wildlife, including endangered plants or animals, the elimination of plant or animal community or example of a major period 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)?

Less Than Significant Impact. CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether cumulative impacts related to a project are significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project

must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. The Project involves the development of a 16-unit apartment complex, the effects of which would not result in significant cumulatively considerable impacts. Implementation of the Project would not result in significant cumulative impacts, and all potential impacts would be less than significant through implementation of BMPs, regulatory requirements, and Project design.

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

Less Than Significant Impact The analysis conducted in this IS/ND results in a determination that the Project would have a less than significant effect on the environment. All potential impacts to human beings have been found to be unsubstantial and would be less than significant.

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APPENDICES

Appendix A - CalEEMod Output Files

Cantu Apartments Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Cantu Apartments
Construction Start Date	12/1/2026
Operational Year	2028
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.90000
Precipitation (days)	21.2000
Location	36.753021337530114, -120.38653751376009
County	Fresno
City	Mendota
Air District	San Joaquin Valley APCD
Air Basin	San Joaquin Valley
TAZ	2528
EDFZ	5
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.44

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Low Rise	16.0000	Dwelling Unit	0.48000	16,960.0	1,802.00	—	51.0000	—

Parking Lot	25.0000	Space	0.22500	0.00000	0.00000	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	21.9220	21.8980	4.61084	7.27927	0.01220	0.16795	0.09521	0.26315	0.15451	0.02232	0.17683	—	1,392.92	1,392.92	0.05522	0.01647	0.32583	1,399.47
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.24662	1.05104	9.20953	9.89824	0.01582	0.41898	1.42191	1.84089	0.38547	0.67739	1.06285	—	1,753.78	1,753.78	0.07119	0.01687	0.00749	1,760.29
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.46536	0.44028	1.24281	1.93064	0.00324	0.04515	0.01863	0.06378	0.04155	0.00446	0.04597	—	367.553	367.553	0.01469	0.00443	0.03071	369.271
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.08493	0.08035	0.22681	0.35234	0.00059	0.00824	0.00340	0.01164	0.00758	0.00081	0.00839	—	60.8526	60.8526	0.00243	0.00073	0.00508	61.1371

2.2. Construction Emissions by Year

2.2.1. Total Construction Emissions by Year, Unmitigated

Includes both onsite and offsite emissions.

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	21.9220	21.8980	4.61084	7.27927	0.01220	0.16795	0.09521	0.26315	0.15451	0.02232	0.17683	—	1,392.92	1,392.92	0.05522	0.01647	0.32583	1,399.47
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.24662	1.05104	9.20953	9.89824	0.01582	0.41898	1.42191	1.84089	0.38547	0.67739	1.06285	—	1,753.78	1,753.78	0.07119	0.01687	0.00749	1,760.29
2027	0.60770	0.51363	4.61821	7.21103	0.01220	0.16742	0.06841	0.23583	0.15405	0.01628	0.17032	—	1,385.47	1,385.47	0.05598	0.01672	0.00674	1,391.86
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.03749	0.03162	0.27823	0.38638	0.00061	0.01055	0.01116	0.02171	0.00971	0.00446	0.01417	—	66.7899	66.7899	0.00269	0.00073	0.00560	67.0811
2027	0.46536	0.44028	1.24281	1.93064	0.00324	0.04515	0.01863	0.06378	0.04155	0.00442	0.04597	—	367.553	367.553	0.01469	0.00443	0.03071	369.271
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.00684	0.00577	0.05078	0.07051	0.00011	0.00193	0.00204	0.00396	0.00177	0.00081	0.00259	—	11.0578	11.0578	0.00045	0.00012	0.00093	11.1060
2027	0.08493	0.08035	0.22681	0.35234	0.00059	0.00824	0.00340	0.01164	0.00758	0.00081	0.00839	—	60.8526	60.8526	0.00243	0.00073	0.00508	61.1371

2.2.2. Onsite Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	21.9131	21.8893	4.55564	6.89930	0.01205	0.16795	0.00000	0.16795	0.15451	0.00000	0.15451	—	1,304.35	1,304.35	0.05291	0.01058	0.00000	1,308.83
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.21927	1.02452	9.19052	9.69044	0.01582	0.41898	1.38110	1.80009	0.38547	0.66782	1.05329	—	1,714.25	1,714.25	0.06954	0.01391	0.00000	1,720.14
2027	0.56653	0.47604	4.55564	6.89930	0.01205	0.16712	0.00000	0.16712	0.15375	0.00000	0.15375	—	1,304.35	1,304.35	0.05291	0.01058	0.00000	1,308.83
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.03522	0.02952	0.27614	0.36976	0.00061	0.01055	0.00795	0.01849	0.00970	0.00370	0.01340	—	63.1660	63.1660	0.00256	0.00051	0.00000	63.3828

2027	0.45380	0.42916	1.22723	1.84335	0.00321	0.04508	0.00000	0.04508	0.04147	0.00000	0.04147	—	344.934	344.934	0.01399	0.00280	0.00000	346.118
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.00643	0.00539	0.05039	0.06748	0.00011	0.00192	0.00145	0.00337	0.00177	0.00068	0.00245	—	10.4579	10.4579	0.00042	0.00008	0.00000	10.4937
2027	0.08282	0.07832	0.22397	0.33641	0.00059	0.00823	0.00000	0.00823	0.00757	0.00000	0.00757	—	57.1078	57.1078	0.00232	0.00046	0.00000	57.3038

2.2.3. Offsite Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.06729	0.06574	0.05521	0.55406	0.00015	0.00030	0.09521	0.09521	0.00030	0.02232	0.02232	—	101.722	101.722	0.00270	0.00588	0.32583	103.345
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.04370	0.04183	0.06658	0.33556	0.00015	0.00030	0.06841	0.06871	0.00030	0.01628	0.01658	—	82.8329	82.8329	0.00307	0.00629	0.00749	84.7914
2027	0.04116	0.03759	0.06258	0.31173	0.00015	0.00030	0.06841	0.06871	0.00030	0.01628	0.01658	—	81.1152	81.1152	0.00307	0.00614	0.00674	83.0280
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.00226	0.00210	0.00210	0.01662	< 0.000005	0.00001	0.00322	0.00322	0.00001	0.00076	0.00077	—	3.62387	3.62387	0.00013	0.00022	0.00560	3.69824
2027	0.01155	0.01112	0.01558	0.08729	0.00004	0.00008	0.01863	0.01870	0.00008	0.00442	0.00450	—	22.6190	22.6190	0.00070	0.00163	0.03071	23.1534
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.00041	0.00038	0.00038	0.00303	< 0.000005	< 0.000005	0.00059	0.00059	< 0.000005	0.00014	0.00014	—	0.59997	0.59997	0.00002	0.00004	0.00093	0.61229
2027	0.00211	0.00203	0.00284	0.01593	0.00001	0.00001	0.00340	0.00341	0.00001	0.00081	0.00082	—	3.74483	3.74483	0.00012	0.00027	0.00508	3.83331

2.3. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.96003	0.91664	0.56971	3.67839	0.00794	0.02488	0.53609	0.56096	0.02449	0.13595	0.16044	7.58701	1,010.40	1,017.99	0.81344	0.03720	1.94294	1,051.35
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.83000	0.78897	0.60462	2.49651	0.00737	0.02446	0.53609	0.56054	0.02418	0.13595	0.16012	7.58701	954.899	962.486	0.81835	0.03951	0.16870	994.886
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.82097	0.78764	0.44950	2.61815	0.00626	0.01585	0.47348	0.48934	0.01555	0.12009	0.13564	7.58701	776.707	784.294	0.81012	0.03450	0.82570	815.652
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.14983	0.14374	0.08203	0.47781	0.00114	0.00289	0.08641	0.08930	0.00284	0.02192	0.02475	1.25612	128.593	129.849	0.13412	0.00571	0.13670	135.040

2.4. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.45433	0.42968	0.31671	2.66506	0.00634	0.00469	0.53609	0.54078	0.00441	0.13595	0.14036	—	647.542	647.542	0.02800	0.03260	1.82148	659.778
Area	0.49262	0.48042	0.14130	0.96580	0.00089	0.01115	—	0.01115	0.01105	—	0.01105	0.00000	170.874	170.874	0.00327	0.00034	—	171.056
Energy	0.01307	0.00654	0.11170	0.04753	0.00071	0.00903	—	0.00903	0.00903	—	0.00903	—	190.526	190.526	0.02043	0.00122	—	191.401
Water	—	—	—	—	—	—	—	—	—	—	—	1.23547	1.46020	2.69567	0.12692	0.00304	—	6.77414
Waste	—	—	—	—	—	—	—	—	—	—	—	6.35155	0.00000	6.35155	0.63481	0.00000	—	22.2219
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.12147	0.12147
Total	0.96003	0.91664	0.56971	3.67839	0.00794	0.02488	0.53609	0.56096	0.02449	0.13595	0.16044	7.58701	1,010.40	1,017.99	0.81344	0.03720	1.94294	1,051.35
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	0.40786	0.38112	0.36022	2.39251	0.00581	0.00470	0.53609	0.54078	0.00441	0.13595	0.14036	—	594.466	594.466	0.03301	0.03493	0.04723	605.747
Area	0.40907	0.40131	0.13271	0.05647	0.00085	0.01073	—	0.01073	0.01073	—	0.01073	0.00000	168.447	168.447	0.00317	0.00032	—	168.621
Energy	0.01307	0.00654	0.11170	0.04753	0.00071	0.00903	—	0.00903	0.00903	—	0.00903	—	190.526	190.526	0.02043	0.00122	—	191.401
Water	—	—	—	—	—	—	—	—	—	—	—	1.23547	1.46020	2.69567	0.12692	0.00304	—	6.77414
Waste	—	—	—	—	—	—	—	—	—	—	—	6.35155	0.00000	6.35155	0.63481	0.00000	—	22.2219
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.12147	0.12147
Total	0.83000	0.78897	0.60462	2.49651	0.00737	0.02446	0.53609	0.56054	0.02418	0.13595	0.16012	7.58701	954.899	962.486	0.81835	0.03951	0.16870	994.886
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.36966	0.34680	0.30375	2.10950	0.00534	0.00420	0.47348	0.47768	0.00395	0.12009	0.12404	—	545.681	545.681	0.02719	0.03015	0.70423	556.050
Area	0.43824	0.43430	0.03405	0.46112	0.00021	0.00262	—	0.00262	0.00257	—	0.00257	0.00000	39.0398	39.0398	0.00076	0.00008	—	39.0830
Energy	0.01307	0.00654	0.11170	0.04753	0.00071	0.00903	—	0.00903	0.00903	—	0.00903	—	190.526	190.526	0.02043	0.00122	—	191.401
Water	—	—	—	—	—	—	—	—	—	—	—	1.23547	1.46020	2.69567	0.12692	0.00304	—	6.77414
Waste	—	—	—	—	—	—	—	—	—	—	—	6.35155	0.00000	6.35155	0.63481	0.00000	—	22.2219
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.12147	0.12147
Total	0.82097	0.78764	0.44950	2.61815	0.00626	0.01585	0.47348	0.48934	0.01555	0.12009	0.13564	7.58701	776.707	784.294	0.81012	0.03450	0.82570	815.652
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.06746	0.06329	0.05543	0.38498	0.00097	0.00077	0.08641	0.08718	0.00072	0.02192	0.02264	—	90.3437	90.3437	0.00450	0.00499	0.11659	92.0605
Area	0.07998	0.07926	0.00621	0.08415	0.00004	0.00048	—	0.00048	0.00047	—	0.00047	0.00000	6.46348	6.46348	0.00013	0.00001	—	6.47064
Energy	0.00239	0.00119	0.02038	0.00867	0.00013	0.00165	—	0.00165	0.00165	—	0.00165	—	31.5437	31.5437	0.00338	0.00020	—	31.6886
Water	—	—	—	—	—	—	—	—	—	—	—	0.20455	0.24175	0.44630	0.02101	0.00050	—	1.12154
Waste	—	—	—	—	—	—	—	—	—	—	—	1.05157	0.00000	1.05157	0.10510	0.00000	—	3.67909
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02011	0.02011
Total	0.14983	0.14374	0.08203	0.47781	0.00114	0.00289	0.08641	0.08930	0.00284	0.02192	0.02475	1.25612	128.593	129.849	0.13412	0.00571	0.13670	135.040

3. Construction Emissions Details

3.1. Demolition (2026)

3.1.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.52809	0.44081	4.09093	5.57793	0.00877	0.13431	—	0.13431	0.12356	—	0.12356	—	851.928	851.928	0.03456	0.00691	—	854.851
Demolition	—	—	—	—	—	—	0.00000	0.00000	—	0.00000	0.00000	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01447	0.01208	0.11208	0.15282	0.00024	0.00368	—	0.00368	0.00339	—	0.00339	—	23.3405	23.3405	0.00095	0.00019	—	23.4206
Demolition	—	—	—	—	—	—	0.00000	0.00000	—	0.00000	0.00000	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00264	0.00220	0.02045	0.02789	0.00004	0.00067	—	0.00067	0.00062	—	0.00062	—	3.86428	3.86428	0.00016	0.00003	—	3.87754
Demolition	—	—	—	—	—	—	0.00000	0.00000	—	0.00000	0.00000	—	—	—	—	—	—	—

Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.1.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03646	0.03536	0.02535	0.27708	0.00000	0.00000	0.05440	0.05440	0.00000	0.01275	0.01275	—	52.7040	52.7040	0.00220	0.00258	0.00534	53.5331
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00106	0.00099	0.00062	0.00773	0.00000	0.00000	0.00147	0.00147	0.00000	0.00034	0.00034	—	1.49552	1.49552	0.00005	0.00007	0.00243	1.52037
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00019	0.00018	0.00011	0.00141	0.00000	0.00000	0.00027	0.00027	0.00000	0.00006	0.00006	—	0.24760	0.24760	0.00001	0.00001	0.00040	0.25172
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.2. Site Preparation (2026)

3.2.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.51862	0.43578	3.73818	5.54403	0.00793	0.18506	—	0.18506	0.17026	—	0.17026	—	858.447	858.447	0.03482	0.00696	—	861.393
Dust From Material Movement	—	—	—	—	—	—	0.13787	0.13787	—	0.01489	0.01489	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00142	0.00119	0.01024	0.01519	0.00002	0.00051	—	0.00051	0.00047	—	0.00047	—	2.35191	2.35191	0.00010	0.00002	—	2.35998
Dust From Material Movement	—	—	—	—	—	—	0.00038	0.00038	—	0.00004	0.00004	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00026	0.00022	0.00187	0.00277	< 0.000005	0.00009	—	0.00009	0.00009	—	0.00009	—	0.38939	0.38939	0.00002	< 0.000005	—	0.39072
Dust From Material Movement	—	—	—	—	—	—	0.00007	0.00007	—	0.00001	0.00001	—	—	—	—	—	—	—

Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.2.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01823	0.01768	0.01268	0.13854	0.00000	0.00000	0.02720	0.02720	0.00000	0.00638	0.00638	—	26.3520	26.3520	0.00110	0.00129	0.00267	26.7666
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00005	0.00005	0.00003	0.00039	0.00000	0.00000	0.00007	0.00007	0.00000	0.00002	0.00002	—	0.07478	0.07478	< 0.000005	< 0.000005	0.00012	0.07602
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00001	0.00001	0.00001	0.00007	0.00000	0.00000	0.00001	0.00001	0.00000	< 0.000005	< 0.000005	—	0.01238	0.01238	< 0.000005	< 0.000005	0.00002	0.01259
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.3. Grading (2026)

3.3.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.21927	1.02452	9.19052	9.69044	0.01582	0.41898	—	0.41898	0.38547	—	0.38547	—	1,714.25	1,714.25	0.06954	0.01391	—	1,720.14
Dust From Material Movement	—	—	—	—	—	—	1.38110	1.38110	—	0.66782	0.66782	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00668	0.00561	0.05036	0.05310	0.00009	0.00230	—	0.00230	0.00211	—	0.00211	—	9.39317	9.39317	0.00038	0.00008	—	9.42540
Dust From Material Movement	—	—	—	—	—	—	0.00757	0.00757	—	0.00366	0.00366	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00122	0.00102	0.00919	0.00969	0.00002	0.00042	—	0.00042	0.00039	—	0.00039	—	1.55515	1.55515	0.00006	0.00001	—	1.56048
Dust From Material Movement	—	—	—	—	—	—	0.00138	0.00138	—	0.00067	0.00067	—	—	—	—	—	—	—

Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.3.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02735	0.02652	0.01901	0.20781	0.00000	0.00000	0.04080	0.04080	0.00000	0.00956	0.00956	—	39.5280	39.5280	0.00165	0.00193	0.00401	40.1498
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00016	0.00015	0.00009	0.00116	0.00000	0.00000	0.00022	0.00022	0.00000	0.00005	0.00005	—	0.22433	0.22433	0.00001	0.00001	0.00037	0.22806
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00003	0.00003	0.00002	0.00021	0.00000	0.00000	0.00004	0.00004	0.00000	0.00001	0.00001	—	0.03714	0.03714	< 0.000005	< 0.000005	0.00006	0.03776
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.4. Building Construction (2026)

3.4.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.58782	0.49393	4.80600	6.90565	0.01205	0.18874	—	0.18874	0.17364	—	0.17364	—	1,304.47	1,304.47	0.05291	0.01058	—	1,308.94
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01265	0.01063	0.10346	0.14865	0.00026	0.00406	—	0.00406	0.00374	—	0.00374	—	28.0805	28.0805	0.00114	0.00023	—	28.1769
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00231	0.00194	0.01888	0.02713	0.00005	0.00074	—	0.00074	0.00068	—	0.00068	—	4.64904	4.64904	0.00019	0.00004	—	4.66500
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.4.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04201	0.04074	0.02921	0.31919	0.00000	0.00000	0.06267	0.06267	0.00000	0.01469	0.01469	—	60.7150	60.7150	0.00254	0.00297	0.00615	61.6701
Vendor	0.00170	0.00109	0.03737	0.01637	0.00015	0.00030	0.00574	0.00604	0.00030	0.00159	0.00189	—	22.1179	22.1179	0.00053	0.00332	0.00134	23.1213
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00096	0.00089	0.00056	0.00700	0.00000	0.00000	0.00133	0.00133	0.00000	0.00031	0.00031	—	1.35366	1.35366	0.00005	0.00006	0.00220	1.37616
Vendor	0.00004	0.00002	0.00078	0.00034	< 0.000005	0.00001	0.00012	0.00013	0.00001	0.00003	0.00004	—	0.47559	0.47559	0.00001	0.00007	0.00048	0.49764
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00017	0.00016	0.00010	0.00128	0.00000	0.00000	0.00024	0.00024	0.00000	0.00006	0.00006	—	0.22411	0.22411	0.00001	0.00001	0.00036	0.22784
Vendor	0.00001	< 0.000005	0.00014	0.00006	< 0.000005	< 0.000005	0.00002	0.00002	< 0.000005	0.00001	0.00001	—	0.07874	0.07874	< 0.000005	0.00001	0.00008	0.08239
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.5. Building Construction (2027)

3.5.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.56653	0.47604	4.55564	6.89930	0.01205	0.16712	—	0.16712	0.15375	—	0.15375	—	1,304.35	1,304.35	0.05291	0.01058	—	1,308.83
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.56653	0.47604	4.55564	6.89930	0.01205	0.16712	—	0.16712	0.15375	—	0.15375	—	1,304.35	1,304.35	0.05291	0.01058	—	1,308.83
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14413	0.12111	1.15897	1.75520	0.00306	0.04251	—	0.04251	0.03911	—	0.03911	—	331.831	331.831	0.01346	0.00269	—	332.970
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02630	0.02210	0.21151	0.32032	0.00056	0.00776	—	0.00776	0.00714	—	0.00714	—	54.9384	54.9384	0.00223	0.00045	—	55.1270
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.5.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04429	0.04328	0.02131	0.36473	0.00000	0.00000	0.06267	0.06267	0.00000	0.01469	0.01469	—	66.9620	66.9620	0.00178	0.00272	0.21449	68.0307
Vendor	0.00181	0.00121	0.03390	0.01523	0.00015	0.00030	0.00574	0.00604	0.00030	0.00159	0.00189	—	21.6048	21.6048	0.00053	0.00317	0.04529	22.6072
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03947	0.03650	0.02649	0.29585	0.00000	0.00000	0.06267	0.06267	0.00000	0.01469	0.01469	—	59.4669	59.4669	0.00254	0.00297	0.00557	60.4214
Vendor	0.00170	0.00109	0.03609	0.01588	0.00015	0.00030	0.00574	0.00604	0.00030	0.00159	0.00189	—	21.6483	21.6483	0.00053	0.00317	0.00118	22.6066
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01017	0.00991	0.00605	0.07629	0.00000	0.00000	0.01573	0.01573	0.00000	0.00368	0.00368	—	15.6677	15.6677	0.00052	0.00076	0.02355	15.9294
Vendor	0.00044	0.00029	0.00897	0.00394	0.00004	0.00008	0.00144	0.00152	0.00008	0.00040	0.00048	—	5.50096	5.50096	0.00013	0.00081	0.00498	5.74943
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00186	0.00181	0.00110	0.01392	0.00000	0.00000	0.00287	0.00287	0.00000	0.00067	0.00067	—	2.59397	2.59397	0.00009	0.00013	0.00390	2.63730
Vendor	0.00008	0.00005	0.00164	0.00072	0.00001	0.00001	0.00026	0.00028	0.00001	0.00007	0.00009	—	0.91075	0.91075	0.00002	0.00013	0.00082	0.95188
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.6. Paving (2027)

3.6.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.57535	0.48071	4.15212	5.30895	0.00857	0.16795	—	0.16795	0.15451	—	0.15451	—	823.016	823.016	0.03339	0.00668	—	825.840
Paving	0.11790	0.11790	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00788	0.00659	0.05688	0.07273	0.00012	0.00230	—	0.00230	0.00212	—	0.00212	—	11.2742	11.2742	0.00046	0.00009	—	11.3129
Paving	0.00162	0.00162	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00144	0.00120	0.01038	0.01327	0.00002	0.00042	—	0.00042	0.00039	—	0.00039	—	1.86657	1.86657	0.00008	0.00002	—	1.87298
Paving	0.00029	0.00029	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.6.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06729	0.06574	0.03237	0.55406	0.00000	0.00000	0.09521	0.09521	0.00000	0.02232	0.02232	—	101.722	101.722	0.00270	0.00413	0.32583	103.345
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00083	0.00081	0.00049	0.00624	0.00000	0.00000	0.00129	0.00129	0.00000	0.00030	0.00030	—	1.28158	1.28158	0.00004	0.00006	0.00193	1.30299
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00015	0.00015	0.00009	0.00114	0.00000	0.00000	0.00023	0.00023	0.00000	0.00005	0.00005	—	0.21218	0.21218	0.00001	0.00001	0.00032	0.21572
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.7. Architectural Coating (2027)

3.7.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13715	0.11335	0.83116	1.12539	0.00173	0.01905	—	0.01905	0.01752	—	0.01752	—	133.513	133.513	0.00542	0.00108	—	133.971
Architectural Coatings	21.7760	21.7760	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Roa Equipment	0.00188	0.00155	0.01139	0.01542	0.00002	0.00026	—	0.00026	0.00024	—	0.00024	—	1.82894	1.82894	0.00007	0.00001	—	1.83522
Architectural Coatings	0.29830	0.29830	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00034	0.00028	0.00208	0.00281	< 0.000005	0.00005	—	0.00005	0.00004	—	0.00004	—	0.30280	0.30280	0.00001	< 0.000005	—	0.30384
Architectural Coatings	0.05444	0.05444	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.7.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00886	0.00866	0.00426	0.07295	0.00000	0.00000	0.01253	0.01253	0.00000	0.00294	0.00294	—	13.3924	13.3924	0.00036	0.00054	0.04290	13.6061
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.00011	0.00011	0.00007	0.00082	0.00000	0.00000	0.00017	0.00017	0.00000	0.00004	0.00004	—	0.16873	0.16873	0.00001	0.00001	0.00025	0.17155
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00002	0.00002	0.00001	0.00015	0.00000	0.00000	0.00003	0.00003	0.00000	0.00001	0.00001	—	0.02794	0.02794	< 0.000005	< 0.000005	0.00004	0.02840
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.45433	0.42968	0.31671	2.66506	0.00634	0.00469	0.53609	0.54078	0.00441	0.13595	0.14036	—	647.542	647.542	0.02800	0.03260	1.82148	659.778
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Total	0.45433	0.42968	0.31671	2.66506	0.00634	0.00469	0.53609	0.54078	0.00441	0.13595	0.14036	—	647.542	647.542	0.02800	0.03260	1.82148	659.778
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.40786	0.38112	0.36022	2.39251	0.00581	0.00470	0.53609	0.54078	0.00441	0.13595	0.14036	—	594.466	594.466	0.03301	0.03493	0.04723	605.747

Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Total	0.40786	0.38112	0.36022	2.39251	0.00581	0.00470	0.53609	0.54078	0.00441	0.13595	0.14036	—	594.466	594.466	0.03301	0.03493	0.04723	605.747
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.06746	0.06329	0.05543	0.38498	0.00097	0.00077	0.08641	0.08718	0.00072	0.02192	0.02264	—	90.3437	90.3437	0.00450	0.00499	0.11659	92.0605
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Total	0.06746	0.06329	0.05543	0.38498	0.00097	0.00077	0.08641	0.08718	0.00072	0.02192	0.02264	—	90.3437	90.3437	0.00450	0.00499	0.11659	92.0605

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	43.9476	43.9476	0.00711	0.00086	—	44.3822
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	4.79817	4.79817	0.00078	0.00009	—	4.84561
Total	—	—	—	—	—	—	—	—	—	—	—	—	48.7458	48.7458	0.00789	0.00096	—	49.2278
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	43.9476	43.9476	0.00711	0.00086	—	44.3822
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	4.79817	4.79817	0.00078	0.00009	—	4.84561

Total	—	—	—	—	—	—	—	—	—	—	—	—	48.7458	48.7458	0.00789	0.00096	—	49.2278
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	7.27603	7.27603	0.00118	0.00014	—	7.34798
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	0.79439	0.79439	0.00013	0.00002	—	0.80225
Total	—	—	—	—	—	—	—	—	—	—	—	—	8.07042	8.07042	0.00131	0.00016	—	8.15022

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.01307	0.00654	0.11170	0.04753	0.00071	0.00903	—	0.00903	0.00903	—	0.00903	—	141.780	141.780	0.01255	0.00027	—	142.173
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	0.01307	0.00654	0.11170	0.04753	0.00071	0.00903	—	0.00903	0.00903	—	0.00903	—	141.780	141.780	0.01255	0.00027	—	142.173
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	0.01307	0.00654	0.11170	0.04753	0.00071	0.00903	—	0.00903	0.00903	—	0.00903	—	141.780	141.780	0.01255	0.00027	—	142.173
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	0.01307	0.00654	0.11170	0.04753	0.00071	0.00903	—	0.00903	0.00903	—	0.00903	—	141.780	141.780	0.01255	0.00027	—	142.173
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Low Rise	0.00239	0.00119	0.02038	0.00867	0.00013	0.00165	—	0.00165	0.00165	—	0.00165	—	23.4733	23.4733	0.00208	0.00004	—	23.5384
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	0.00239	0.00119	0.02038	0.00867	0.00013	0.00165	—	0.00165	0.00165	—	0.00165	—	23.4733	23.4733	0.00208	0.00004	—	23.5384

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.01553	0.00776	0.13271	0.05647	0.00085	0.01073	—	0.01073	0.01073	—	0.01073	0.00000	168.447	168.447	0.00317	0.00032	—	168.621
Consumer Products	0.36371	0.36371	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02983	0.02983	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.08355	0.07911	0.00860	0.90933	0.00004	0.00043	—	0.00043	0.00032	—	0.00032	—	2.42700	2.42700	0.00010	0.00002	—	2.43553
Total	0.49262	0.48042	0.14130	0.96580	0.00089	0.01115	—	0.01115	0.01105	—	0.01105	0.00000	170.874	170.874	0.00327	0.00034	—	171.056
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.01553	0.00776	0.13271	0.05647	0.00085	0.01073	—	0.01073	0.01073	—	0.01073	0.00000	168.447	168.447	0.00317	0.00032	—	168.621

Consumer Product	0.36371	0.36371	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02983	0.02983	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.40907	0.40131	0.13271	0.05647	0.00085	0.01073	—	0.01073	0.01073	—	0.01073	0.00000	168.447	168.447	0.00317	0.00032	—	168.621
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00064	0.00032	0.00544	0.00232	0.00003	0.00044	—	0.00044	0.00044	—	0.00044	0.00000	6.26532	6.26532	0.00012	0.00001	—	6.27179
Consumer Products	0.06638	0.06638	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.00544	0.00544	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.00752	0.00712	0.00077	0.08184	< 0.000005	0.00004	—	0.00004	0.00003	—	0.00003	—	0.19816	0.19816	0.00001	< 0.000005	—	0.19885
Total	0.07998	0.07926	0.00621	0.08415	0.00004	0.00048	—	0.00048	0.00047	—	0.00047	0.00000	6.46348	6.46348	0.00013	0.00001	—	6.47064

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	1.23547	1.46020	2.69567	0.12692	0.00304	—	6.77414
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	—	—	—	—	—	—	—	—	—	—	1.23547	1.46020	2.69567	0.12692	0.00304	—	6.77414
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	1.23547	1.46020	2.69567	0.12692	0.00304	—	6.77414
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	—	—	—	—	—	—	—	—	—	—	1.23547	1.46020	2.69567	0.12692	0.00304	—	6.77414
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	0.20455	0.24175	0.44630	0.02101	0.00050	—	1.12154
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	—	—	—	—	—	—	—	—	—	—	0.20455	0.24175	0.44630	0.02101	0.00050	—	1.12154

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	6.35155	0.00000	6.35155	0.63481	0.00000	—	22.2219
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	—	—	—	—	—	—	—	—	—	—	6.35155	0.00000	6.35155	0.63481	0.00000	—	22.2219
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	6.35155	0.00000	6.35155	0.63481	0.00000	—	22.2219
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	—	—	—	—	—	—	—	—	—	—	6.35155	0.00000	6.35155	0.63481	0.00000	—	22.2219
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	1.05157	0.00000	1.05157	0.10510	0.00000	—	3.67909
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	—	—	—	—	—	—	—	—	—	—	1.05157	0.00000	1.05157	0.10510	0.00000	—	3.67909

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.12147	0.12147
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.12147	0.12147
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.12147	0.12147
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.12147	0.12147
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02011	0.02011
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.02011	0.02011

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	12/1/2026	12/15/2026	5.00000	10.00000	—
Site Preparation	Site Preparation	12/16/2026	12/17/2026	5.00000	1.000000	—
Grading	Grading	12/18/2026	12/20/2026	5.00000	2.00000	—
Building Construction	Building Construction	12/21/2026	5/10/2027	5.00000	100.0000	—
Paving	Paving	5/11/2027	5/18/2027	5.00000	5.00000	—
Architectural Coating	Architectural Coating	5/19/2027	5/26/2027	5.00000	5.00000	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.000000	8.00000	33.0000	0.73000
Demolition	Rubber Tired Dozers	Diesel	Average	1.000000	1.000000	367.000	0.40000

Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00000	6.00000	84.0000	0.37000
Site Preparation	Graders	Diesel	Average	1.000000	8.00000	148.000	0.41000
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.000000	8.00000	84.0000	0.37000
Grading	Graders	Diesel	Average	1.000000	6.00000	148.000	0.41000
Grading	Rubber Tired Dozers	Diesel	Average	1.000000	6.00000	367.000	0.40000
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.000000	7.00000	84.0000	0.37000
Building Construction	Cranes	Diesel	Average	1.000000	4.00000	367.000	0.29000
Building Construction	Forklifts	Diesel	Average	2.00000	6.00000	82.0000	0.20000
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00000	8.00000	84.0000	0.37000
Paving	Cement and Mortar Mixers	Diesel	Average	4.00000	6.00000	10.00000	0.56000
Paving	Pavers	Diesel	Average	1.000000	7.00000	81.0000	0.42000
Paving	Rollers	Diesel	Average	1.000000	7.00000	36.0000	0.38000
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.000000	7.00000	84.0000	0.37000
Architectural Coating	Air Compressors	Diesel	Average	1.000000	6.00000	37.0000	0.48000

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	Worker	10.00000	7.70000	LDA,LDT1,LDT2
Demolition	Vendor	—	4.00000	HHDT,MHDT
Demolition	Hauling	0.00000	20.0000	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	Worker	5.00000	7.70000	LDA,LDT1,LDT2

Site Preparation	Vendor	—	4.00000	HHDT,MHDT
Site Preparation	Hauling	0.00000	20.0000	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	Worker	7.50000	7.70000	LDA,LDT1,LDT2
Grading	Vendor	—	4.00000	HHDT,MHDT
Grading	Hauling	0.00000	20.0000	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	Worker	11.5200	7.70000	LDA,LDT1,LDT2
Building Construction	Vendor	1.71040	4.00000	HHDT,MHDT
Building Construction	Hauling	0.00000	20.0000	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	Worker	17.5000	7.70000	LDA,LDT1,LDT2
Paving	Vendor	—	4.00000	HHDT,MHDT
Paving	Hauling	0.00000	20.0000	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	Worker	2.30400	7.70000	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	4.00000	HHDT,MHDT
Architectural Coating	Hauling	0.00000	20.0000	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	34,344.0	11,448.0	0.00000	0.00000	588.060

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Demolition	0.00000	0.00000	0.00000	—	0.00000
Site Preparation	—	—	0.50000	0.00000	0.00000
Grading	—	—	1.50000	0.00000	0.00000
Paving	0.00000	0.00000	0.00000	0.00000	0.22500

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	3	74%	74%

5.7. Construction Paving

Phase Name	Land Use	Area Paved (acres)	% Asphalt
Paving	Apartments Low Rise	—	0%
Paving	Parking Lot	0.22500	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00000	203.983	0.03300	0.00400
2027	0.00000	203.983	0.03300	0.00400

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Low Rise	117.120	130.240	100.480	42,565.3	681.898	758.286	585.016	247,824
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
Apartments Low Rise	Wood Fireplaces	0	0
Apartments Low Rise	Gas Fireplaces	8	8
Apartments Low Rise	Propane Fireplaces	0	0
Apartments Low Rise	Electric Fireplaces	0	0
Apartments Low Rise	No Fireplaces	8	8
Apartments Low Rise	Conventional Wood Stoves	0	0
Apartments Low Rise	Catalytic Wood Stoves	0	0
Apartments Low Rise	Non-Catalytic Wood Stoves	0	0
Apartments Low Rise	Pellet Wood Stoves	0	0
Parking Lot	Wood Fireplaces	0	0
Parking Lot	Gas Fireplaces	0	0
Parking Lot	Propane Fireplaces	0	0
Parking Lot	Electric Fireplaces	0	0
Parking Lot	No Fireplaces	0	0
Parking Lot	Conventional Wood Stoves	0	0
Parking Lot	Catalytic Wood Stoves	0	0
Parking Lot	Non-Catalytic Wood Stoves	0	0
Parking Lot	Pellet Wood Stoves	0	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
34,344.0	11,448.0	0.00000	0.00000	588.060

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00000
Summer Days	day/yr	180.000

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Low Rise	78,638.3	203.983	0.0330	0.0040	442,392
Parking Lot	8,585.68	203.983	0.0330	0.0040	0.00000

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Low Rise	644,736	30,233.4
Parking Lot	0.00000	0.00000

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Low Rise	11.7853	0.00000
Parking Lot	0.00000	0.00000

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Low Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088.00	0.00225	2.50000	2.50000	10.00000
Apartments Low Rise	Household refrigerators and/or freezers	R-134a	1,430.00	0.11538	0.60000	0.00000	1.000000

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	30.8300	annual days of extreme heat
Extreme Precipitation	0.25000	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00000	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	4	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	0	0	0	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	4	1	1	4
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	1	1	1	2
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	62.7256
AQ-PM	37.8096
AQ-DPM	15.2209
Drinking Water	75.1717
Lead Risk Housing	78.0214
Pesticides	86.6552
Toxic Releases	17.7669
Traffic	10.3125
Effect Indicators	—
CleanUp Sites	58.1747
Groundwater	71.7915
Haz Waste Facilities/Generators	7.34613
Impaired Water Bodies	58.6938
Solid Waste	0.00000
Sensitive Population	—
Asthma	87.9237

Cardio-vascular	57.6147
Low Birth Weights	66.6410
Socioeconomic Factor Indicators	—
Education	99.8481
Housing	77.5792
Linguistic	99.8782
Poverty	99.2714
Unemployment	99.5575

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	0.30796869
Employed	2.014628513
Median HI	3.413319646
Education	—
Bachelor's or higher	0.808417811
High school enrollment	100
Preschool enrollment	19.49185166
Transportation	—
Auto Access	12.42140382
Active commuting	40.07442577
Social	—
2-parent households	60.47735147
Voting	1.360195047
Neighborhood	—
Alcohol availability	34.0177082

Park access	30.89952521
Retail density	1.809316053
Supermarket access	61.52957783
Tree canopy	3.27216733
Housing	—
Homeownership	22.10958553
Housing habitability	9.482869242
Low-inc homeowner severe housing cost burden	2.386757346
Low-inc renter severe housing cost burden	44.14217888
Uncrowded housing	20.37726165
Health Outcomes	—
Insured adults	2.463749519
Arthritis	0.0
Asthma ER Admissions	12.0
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	27.7
Cognitively Disabled	85.7
Physically Disabled	78.7
Heart Attack ER Admissions	7.0
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	90.3

Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	14.1
Elderly	89.5
English Speaking	0.2
Foreign-born	96.1
Outdoor Workers	0.1
Climate Change Adaptive Capacity	—
Impervious Surface Cover	74.7
Traffic Density	9.6
Traffic Access	0.0
Other Indices	—
Hardship	99.4
Other Decision Support	—
2016 Voting	9.1

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	85.0000
Healthy Places Index Score for Project Location (b)	1.000000
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes

Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Land Use	Changed the acreage to accurately reflect the total acreage of the project site.

8.3. Land Use

Model Parameter	Units	Default Value	New Value
Lot Area	acre	1.000000	0.48000
Landscape Area	sq. ft	—	1,802.00

Appendix B - Cultural Resources Information

CITY OF MENDOTA

"Cantaloupe Center of The World"

March 17, 2026

Santa Rosa Rancheria Tachi Yokut Tribe
Leo Sisco, Chairperson
P.O. Box 8
Lemoore, CA, 93245

Subject: **Notification pursuant to Assembly Bill 52 and Senate Bill 18 for the *Cantu Apartments Project,* City of Mendota, Fresno County, CA**

Dear Leo Sisco:

The City of Mendota is processing an application for the above-referenced project and is requesting your review to determine if formal consultation is appropriate pursuant to Public Resources Code Section 21080.3.1 (Assembly Bill 52) and Government Code Section 65352.3 (Senate Bill 18).

The project would amend the General Plan Land Use designation of Assessor's Parcel Number (APN) 013-241-19 in the City of Mendota from Medium High Density Residential to High Density Residential and would also change the zoning designation of the site from the R-1 zone district (Single Family/Medium Residential) to R-3 zone district (High Density Residential Multiple Family Residential). APN 013-241-19 is approximately 0.44-acres in size, located generally at the intersection of Tule St. and Derrick Ave. Additionally, the project proposes the abandonment of the Tule St. alignment between 6th St. and Derrick Ave., an area of approximately 0.26 acres. Under the proposal, the City would abandon this right of way, allowing the project applicant to develop it. This area would be given a High Density Residential General Plan Land Use designation and would be given a zoning designation of R-3. The project would result in the construction of a 16-unit apartment complex, with other site improvements, on the subject parcel and area proposed for abandonment, a total acreage of approximately 0.70 acres.

A copy of the proposed site plan and the Assessor's Map for the project site are attached for your reference. Pursuant to Assembly Bill 52 and Senate Bill 18, the tribe has 30 and 90 days, respectfully, to request formal consultation. The 30-day window under Assembly Bill 52 begins from the date that this letter is received. The 90-day window under Senate Bill 18 begins from the date on which this letter is sent. Given the timelines involved in preparing project materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible.

Please feel free to contact me with any questions or comments at 559.449.2700 or at wczeshinski@ppeng.com. Thank you.

Respectfully,

Wyatt Czeshinski, AICP
Assistant City Planner

Attachments: Site Plan
Assessor's Map

Copy: Jeffrey O'Neal, City Planner

GENERAL NOTES

ALL CONSTRUCTION SHALL COMPLY WITH THE ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY, AND THE LATEST ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC)

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PROJECT INFORMATION

PROPOSED 16 UNIT APARTMENTS
UNIT SIZE : 1132 SQ. FT.

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APN # 013-241-19
ADDRESS : 561 TULE, MENDOTA, CA

TYPE OF CONSTRUCTION : V-B (SPRINKLERED)
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SEISMIC IMPORTANCE FACTOR : 1.00
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SOIL PRESSURE : 1500 P.S.F. (NO SOILS ANALYSIS)

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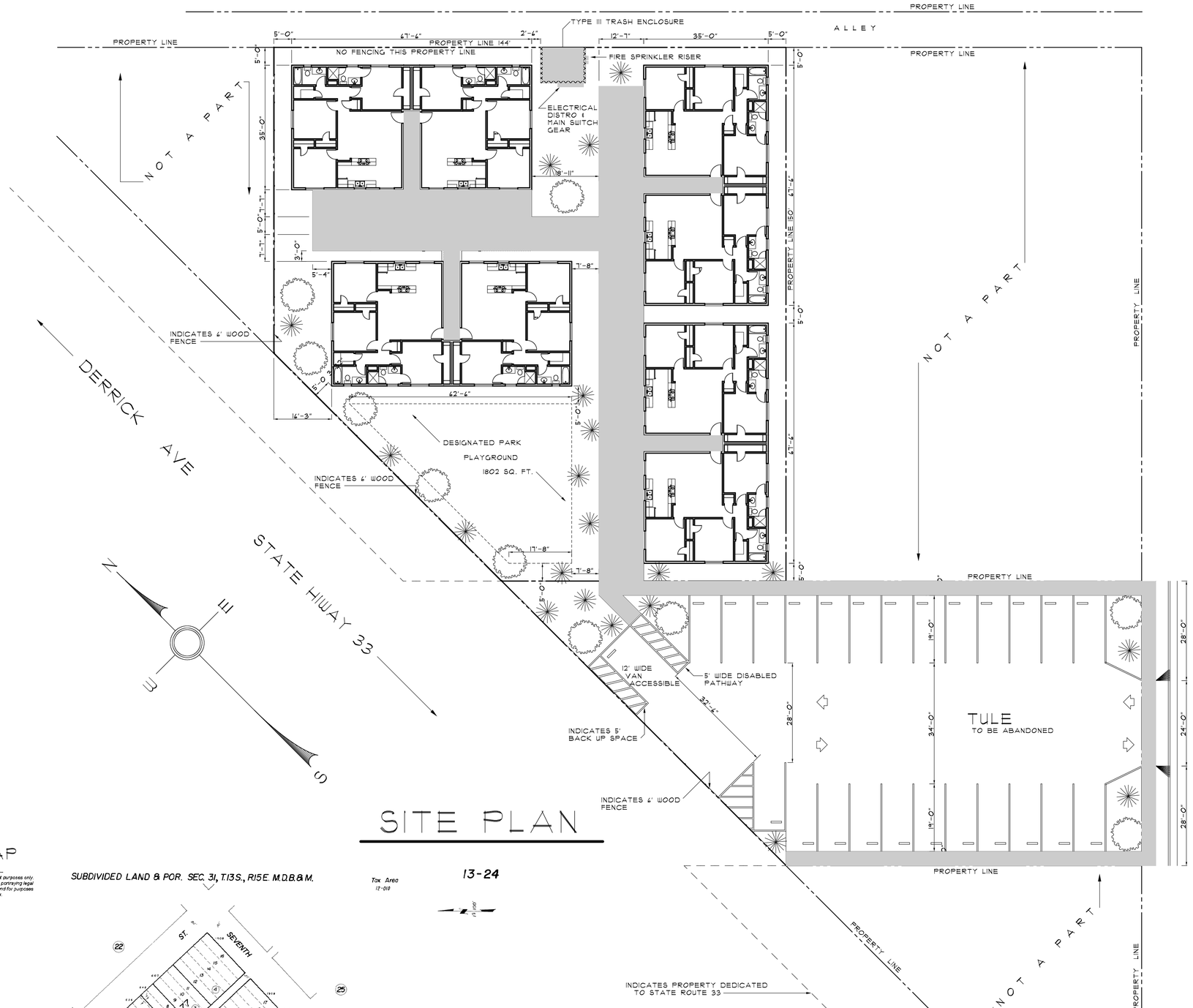
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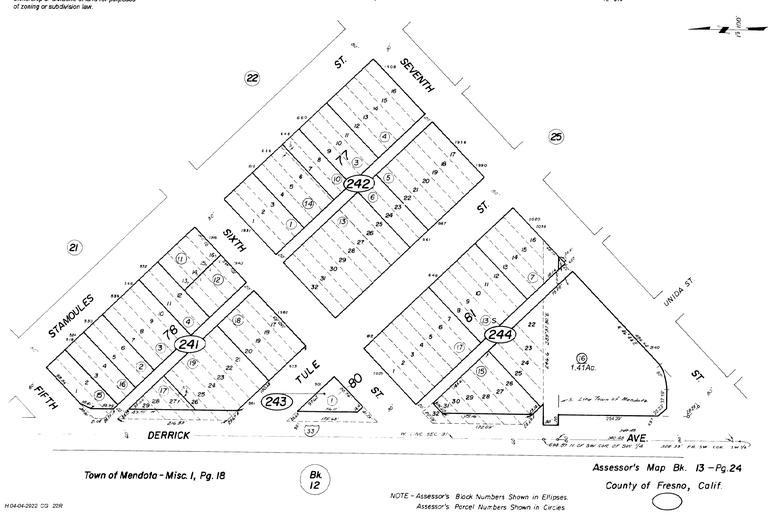
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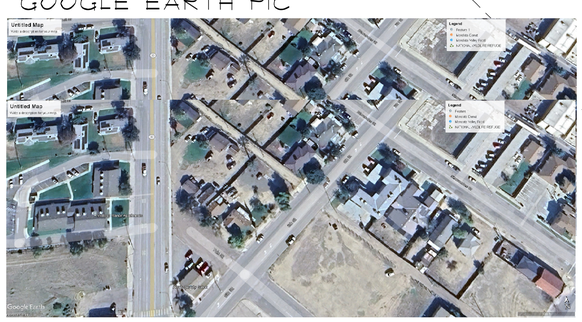


SITE PLAN

PARCEL MAP



GOOGLE EARTH PIC



DRAFTING BY :
Phil Henry
DEVELOPMENT CONSULTANT
2820 E. CHURCH
FRESNO, CA 93704
(559) 907-5329
ROCKER4JC@GMAIL.COM

PROJECT TITLE
PROPOSED 16 UNIT (3 BED,2 BATH) APARTMENTS
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MENDOTA, CA

DRAWN BY
PHIL HENRY
DATE REV 12/2025
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SCALE 1" =10'-0"
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Town of Mendota - Misc. I, Pg. 18

Bk. 12

Assessor's Map Bk. 13 — Pg. 24
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

H 04-04-2022 CG 22R

CITY OF MENDOTA

"Cantaloupe Center of The World"

March 17, 2026

Kings River Choinumni Farm Tribe
Stan Alec,
3515 East Fedora Avenue
Fresno, CA, 93726

Subject: **Notification pursuant to Senate Bill 18 for the *Cantu Apartments Project,* City of Mendota, Fresno County, CA**

Dear Stan Alec:

The City of Mendota is processing an application for the above-referenced project and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18).

The project would amend the General Plan Land Use designation of Assessor's Parcel Number (APN) 013-241-19 in the City of Mendota from Medium High Density Residential to High Density Residential and would also change the zoning designation of the site from the R-1 zone district (Single Family/Medium Residential) to R-3 zone district (High Density Residential Multiple Family Residential). APN 013-241-19 is approximately 0.44-acres in size, located generally at the intersection of Tule St. and Derrick Ave. Additionally, the project proposes the abandonment of the Tule St. alignment between 6th St. and Derrick Ave., an area of approximately 0.26 acres. Under the proposal, the City would abandon this right of way, allowing the project applicant to develop it. This area would be given a High Density Residential General Plan Land Use designation and would be given a zoning designation of R-3. The project would result in the construction of a 16-unit apartment complex, with other site improvements, on the subject parcel and area proposed for abandonment, a total acreage of approximately 0.70 acres.

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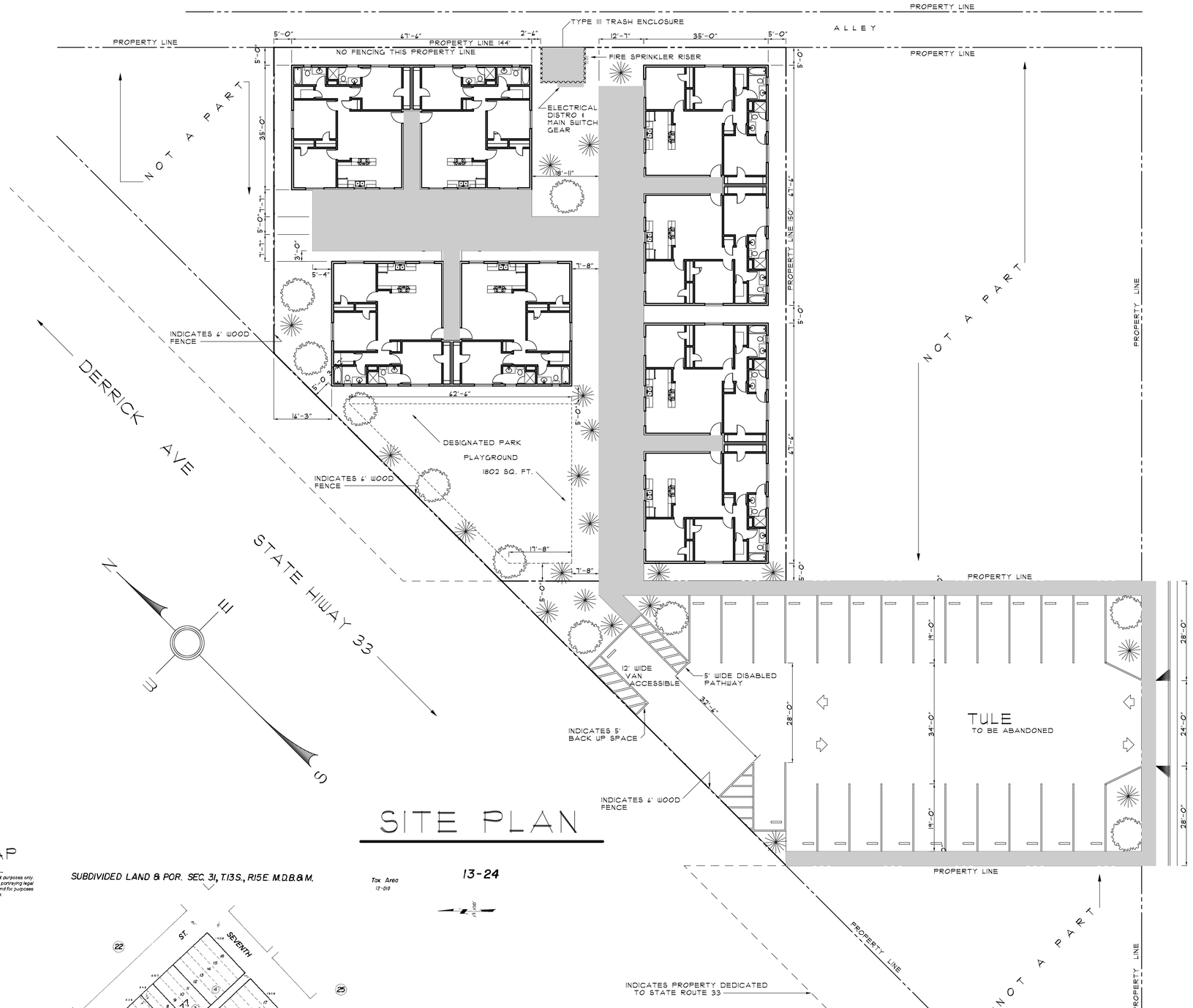
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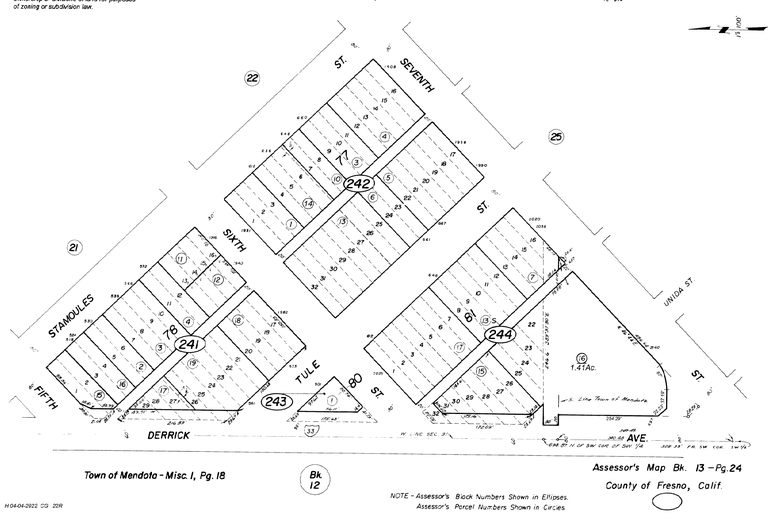
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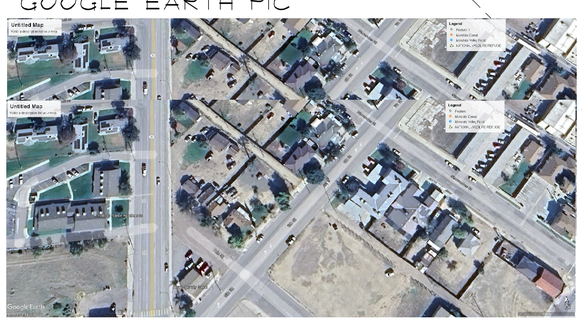


SITE PLAN

PARCEL MAP



GOOGLE EARTH PIC



DRAFTING BY :
Phil Henry
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(559) 907-5329
ROCKER4JC@GMAIL.COM

PROJECT TITLE
PROPOSED 16 UNIT (3 BED,2 BATH) APARTMENTS
Cantu Apartments
561 TULI
MENDOTA, CA

DRAWN BY
PHIL HENRY
DATE REV 12/2025
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H 04-04-2022 CG 22R

CITY OF MENDOTA

"Cantaloupe Center of The World"

March 17, 2026

Tule River Indian Tribe
Neil Peyron, Chairperson
P.O. Box 589
Porterville, CA, 93258

Subject: **Notification pursuant to Senate Bill 18 for the *Cantu Apartments Project,* City of Mendota, Fresno County, CA**

Dear Neil Peyron:

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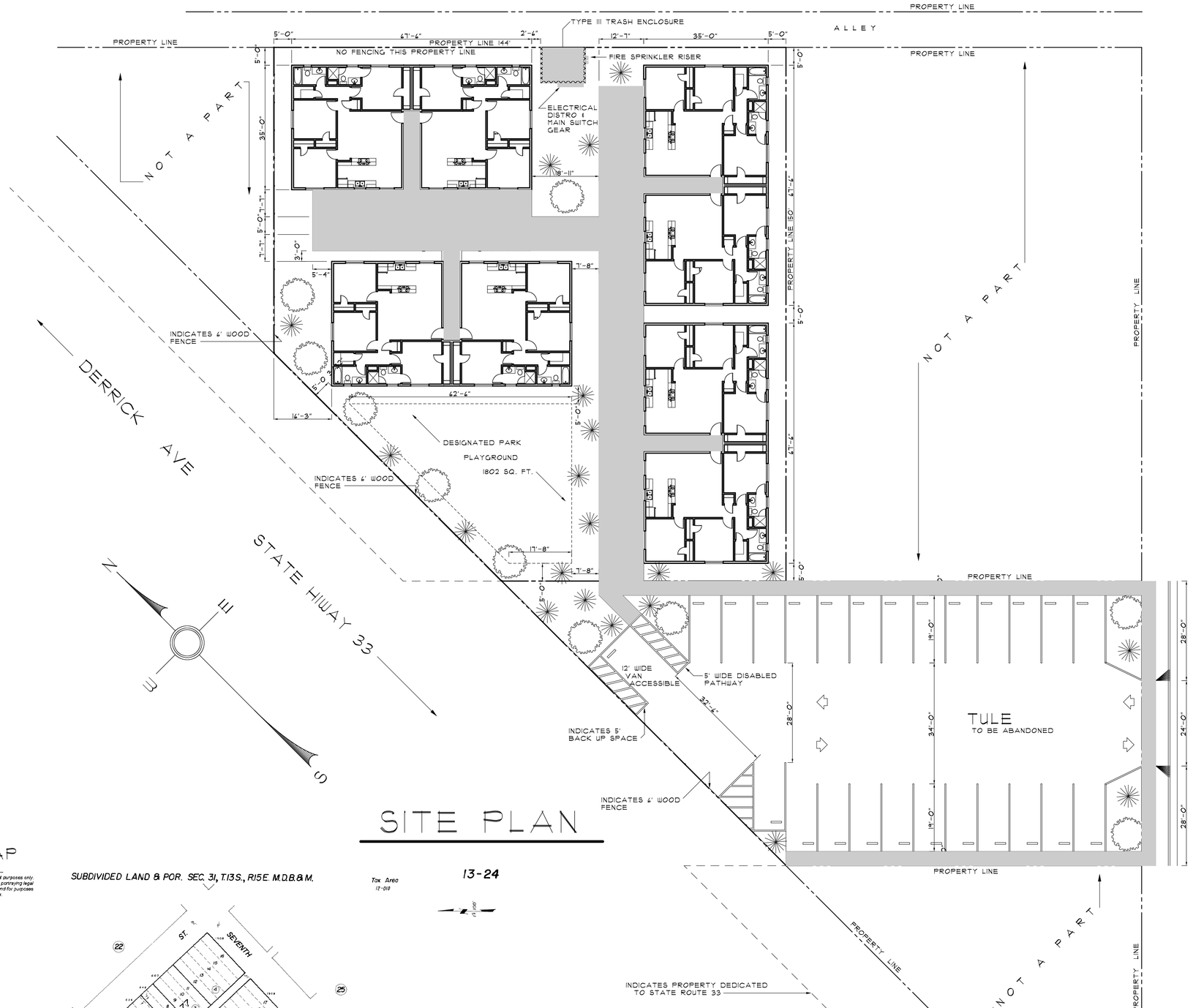
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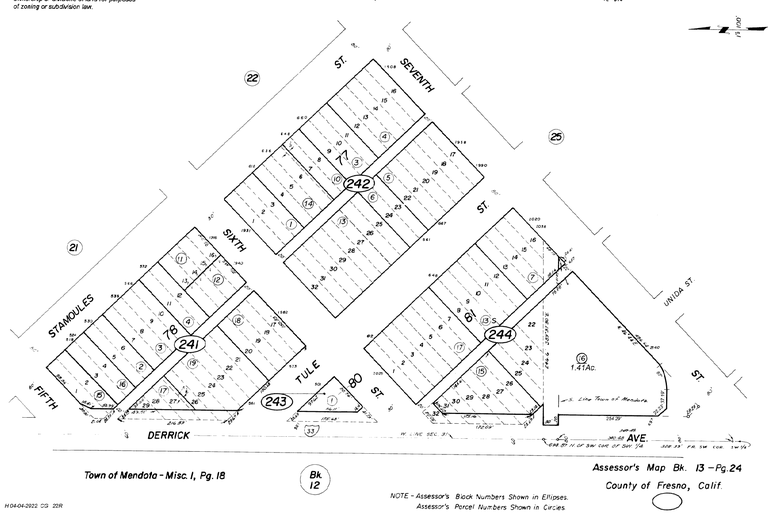
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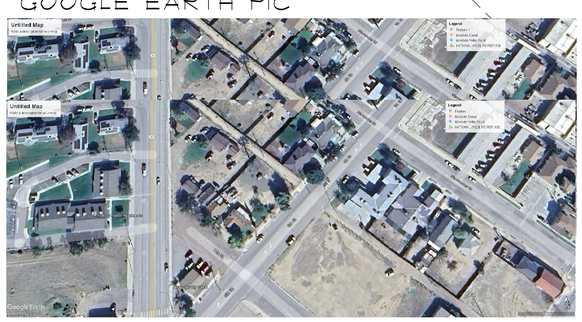


SITE PLAN

PARCEL MAP



GOOGLE EARTH PIC



DRAFTING BY :
Phil Henry
DEVELOPMENT CONSULTANT
2820 E. CHURCH
FRESNO, CA 93704
(559) 907-5329
ROCKER4JC@GMAIL.COM

PROJECT TITLE
PROPOSED 16 UNIT (3 BED,2 BATH) APARTMENTS
Cantu Apartments
561 TULI
MENDOTA, CA

DRAWN BY
PHIL HENRY
DATE REV 12/2025
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Town of Mendota - Misc. I, Pg. 18

Bk. 12

Assessor's Map Bk. 13 — Pg. 24
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
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H 04-04-2022 CG 22R

CITY OF MENDOTA

"Cantaloupe Center of The World"

March 17, 2026

Traditional Choinumni Tribe
David Alvarez, Chairperson
2415 E. Houston Avenue
Fresno, CA, 93720

Subject: **Notification pursuant to Senate Bill 18 for the *Cantu Apartments Project,* City of Mendota, Fresno County, CA**

Dear David Alvarez:

The City of Mendota is processing an application for the above-referenced project and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18).

The project would amend the General Plan Land Use designation of Assessor's Parcel Number (APN) 013-241-19 in the City of Mendota from Medium High Density Residential to High Density Residential and would also change the zoning designation of the site from the R-1 zone district (Single Family/Medium Residential) to R-3 zone district (High Density Residential Multiple Family Residential). APN 013-241-19 is approximately 0.44-acres in size, located generally at the intersection of Tule St. and Derrick Ave. Additionally, the project proposes the abandonment of the Tule St. alignment between 6th St. and Derrick Ave., an area of approximately 0.26 acres. Under the proposal, the City would abandon this right of way, allowing the project applicant to develop it. This area would be given a High Density Residential General Plan Land Use designation and would be given a zoning designation of R-3. The project would result in the construction of a 16-unit apartment complex, with other site improvements, on the subject parcel and area proposed for abandonment, a total acreage of approximately 0.70 acres.

A copy of the proposed site plan and the Assessor's Map for the project are attached for your reference. Pursuant to Senate Bill 18, the Tribe has 90 days to request formal consultation. Given the timelines involved in preparing project materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible.

Please feel free to contact me with any questions or comments at 559.449.2700 or at wczeshinski@ppeng.com. Thank you.

Respectfully,

Wyatt Czeshinski, AICP
Assistant City Planner

Attachments: Site Plan
Assessor's Map

Copy: Jeffrey O'Neal, City Planner

GENERAL NOTES

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PROJECT INFORMATION

PROPOSED 16 UNIT APARTMENTS
UNIT SIZE : 1132 SQ. FT.

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SEISMIC IMPORTANCE FACTOR : 1.00
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TO THE GEN. CONTRACTOR

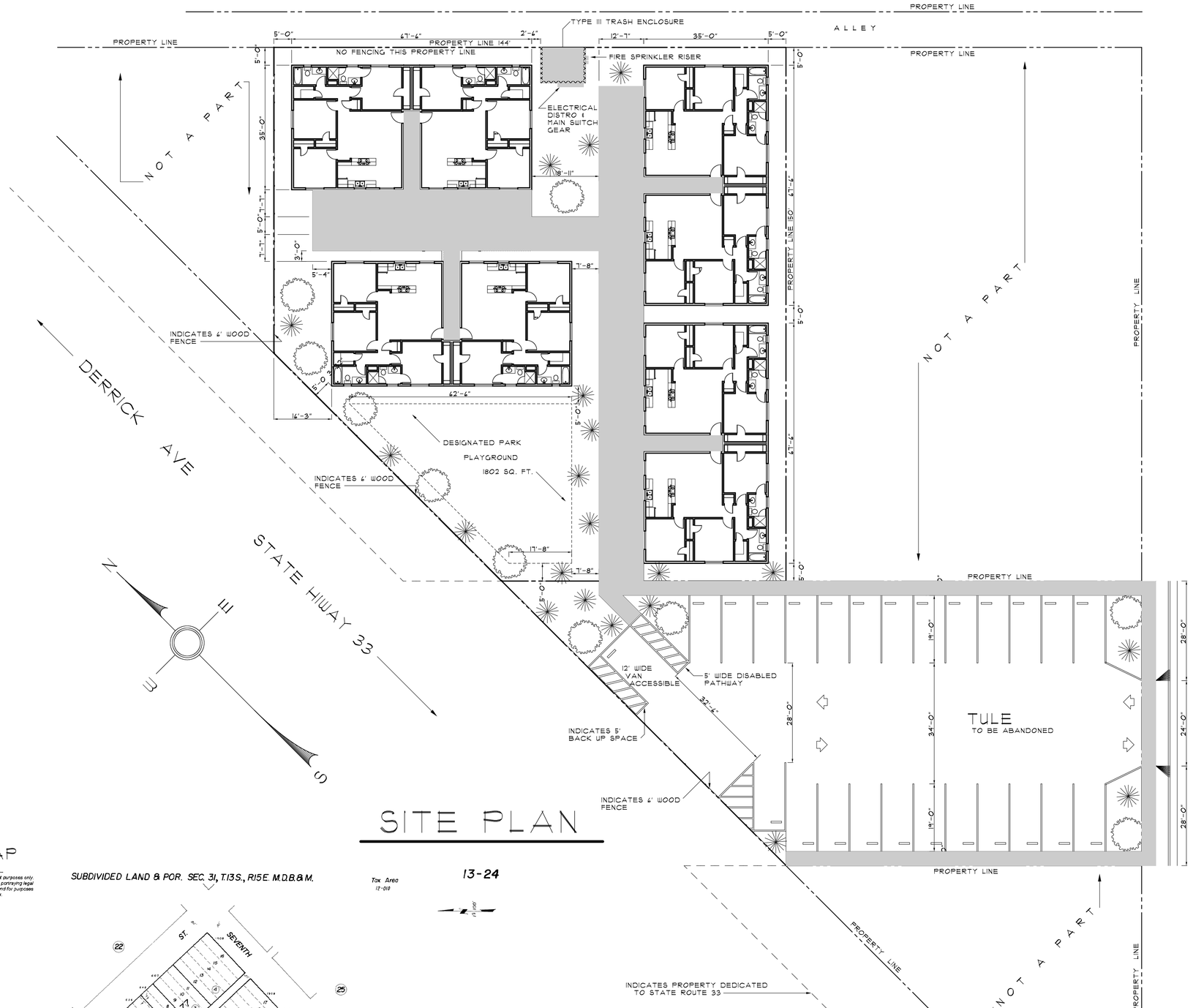
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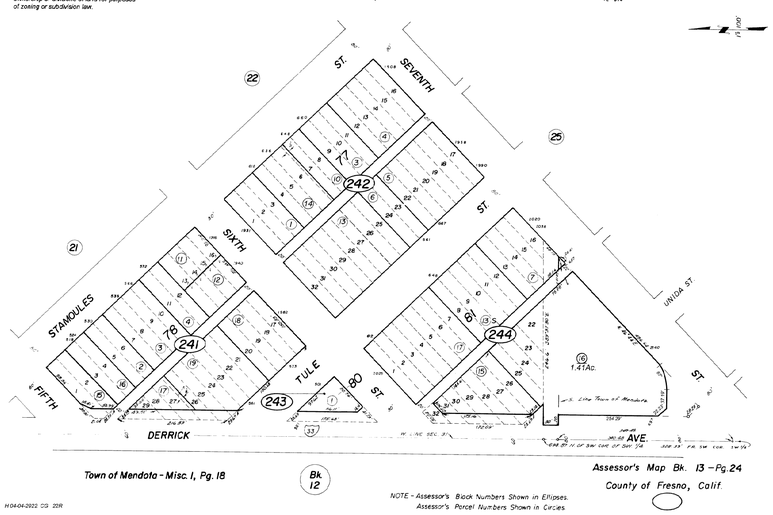
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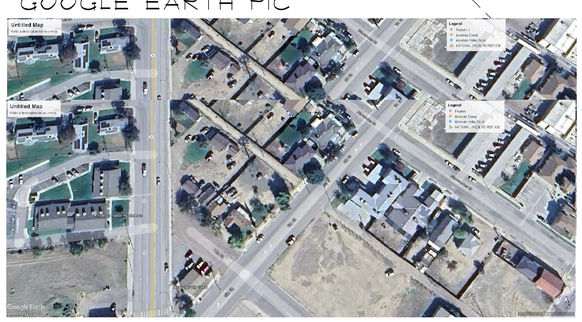


SITE PLAN

PARCEL MAP



GOOGLE EARTH PIC



DRAFTING BY :
Phil Henry
DEVELOPMENT CONSULTANT
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Town of Mendota - Misc. I, Pg. 18

Bk. 12

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H 04-04-2022 CG 22R

CITY OF MENDOTA

"Cantaloupe Center of The World"

March 17, 2026

North Valley Yokuts Tribe
Timothy Perez,
P.O. Box 717
Linden, CA, 95236

Subject: **Notification pursuant to Senate Bill 18 for the *Cantu Apartments Project,* City of Mendota, Fresno County, CA**

Dear Timothy Perez:

The City of Mendota is processing an application for the above-referenced project and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18).

The project would amend the General Plan Land Use designation of Assessor's Parcel Number (APN) 013-241-19 in the City of Mendota from Medium High Density Residential to High Density Residential and would also change the zoning designation of the site from the R-1 zone district (Single Family/Medium Residential) to R-3 zone district (High Density Residential Multiple Family Residential). APN 013-241-19 is approximately 0.44-acres in size, located generally at the intersection of Tule St. and Derrick Ave. Additionally, the project proposes the abandonment of the Tule St. alignment between 6th St. and Derrick Ave., an area of approximately 0.26 acres. Under the proposal, the City would abandon this right of way, allowing the project applicant to develop it. This area would be given a High Density Residential General Plan Land Use designation and would be given a zoning designation of R-3. The project would result in the construction of a 16-unit apartment complex, with other site improvements, on the subject parcel and area proposed for abandonment, a total acreage of approximately 0.70 acres.

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Attachments: Site Plan
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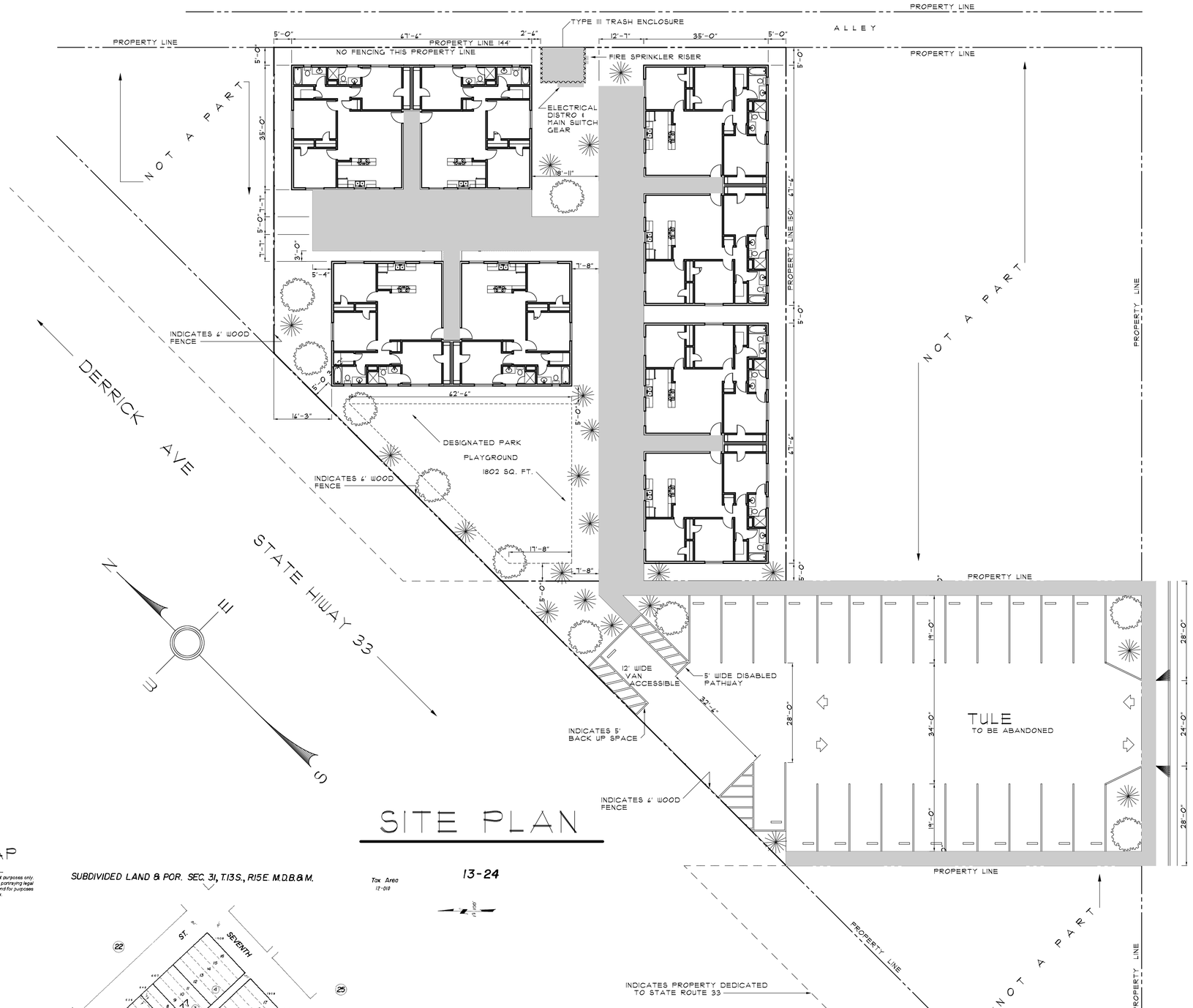
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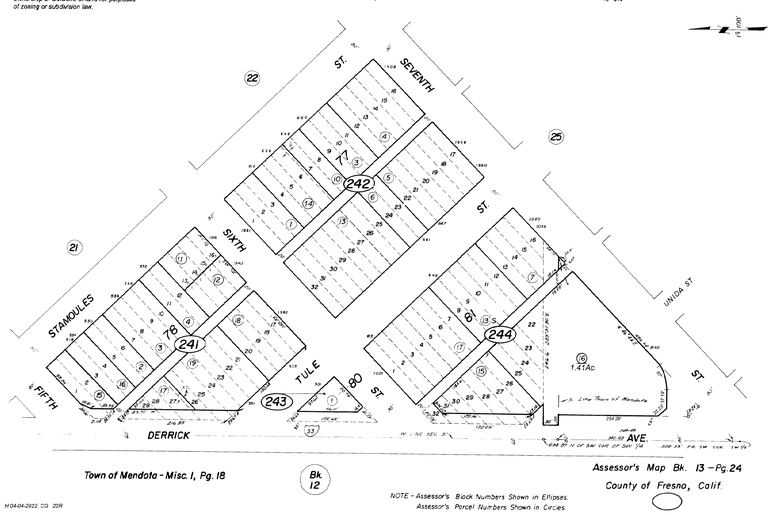
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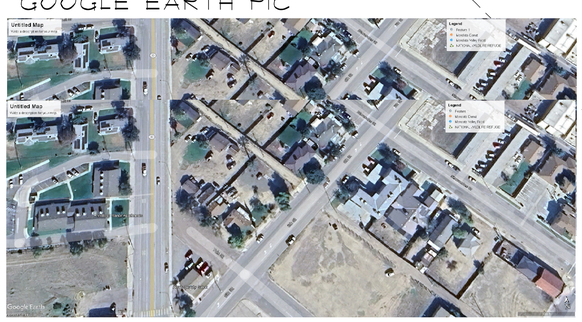


SITE PLAN

PARCEL MAP



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DRAFTING BY :
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H 04-04-2022 CG 22R

CITY OF MENDOTA

"Cantaloupe Center of The World"

March 17, 2026

Cold Springs Rancheria of Mono Indians
Carol Bill, Chairperson
P.O. Box 209
Tollhouse, CA, 93667

Subject: **Notification pursuant to Senate Bill 18 for the *Cantu Apartments Project,* City of Mendota, Fresno County, CA**

Dear Carol Bill:

The City of Mendota is processing an application for the above-referenced project and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18).

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PROJECT INFORMATION

PROPOSED 16 UNIT APARTMENTS
UNIT SIZE : 1132 SQ. FT.

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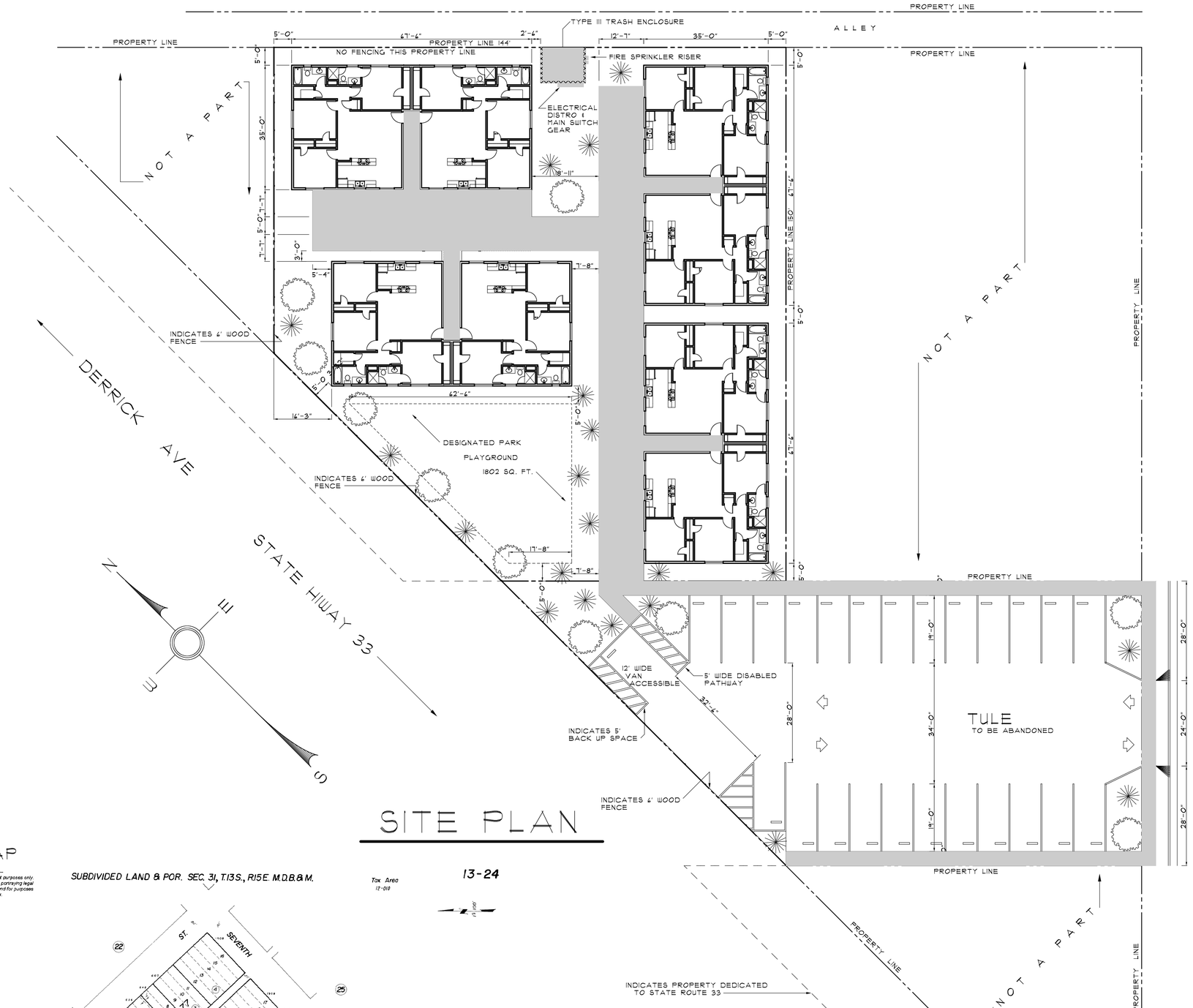
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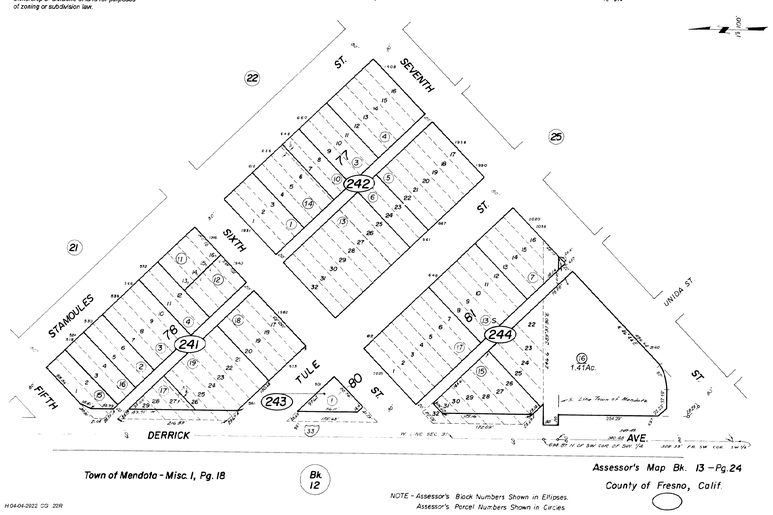
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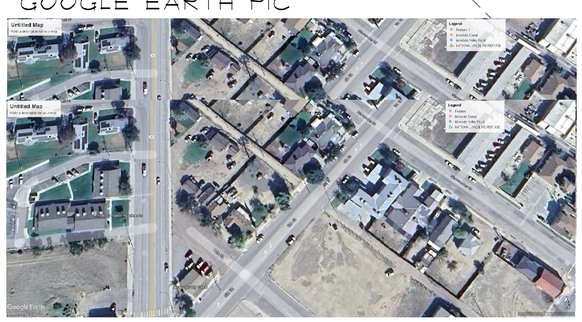


SITE PLAN

PARCEL MAP



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DRAFTING BY :
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ROCKER4JC@GMAIL.COM

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Town of Mendota - Misc. I, Pg. 18

Bk. 12

Assessor's Map Bk. 13 — Pg. 24
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NOTE - Assessor's Block Numbers Shown in Ellipses.
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H 04-04-2022 CG 22R

CITY OF MENDOTA

"Cantaloupe Center of The World"

March 17, 2026

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas, CA, 93906

Subject: **Notification pursuant to Senate Bill 18 for the *Cantu Apartments Project,* City of Mendota, Fresno County, CA**

Dear Kenneth Woodrow:

The City of Mendota is processing an application for the above-referenced project and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18).

The project would amend the General Plan Land Use designation of Assessor's Parcel Number (APN) 013-241-19 in the City of Mendota from Medium High Density Residential to High Density Residential and would also change the zoning designation of the site from the R-1 zone district (Single Family/Medium Residential) to R-3 zone district (High Density Residential Multiple Family Residential). APN 013-241-19 is approximately 0.44-acres in size, located generally at the intersection of Tule St. and Derrick Ave. Additionally, the project proposes the abandonment of the Tule St. alignment between 6th St. and Derrick Ave., an area of approximately 0.26 acres. Under the proposal, the City would abandon this right of way, allowing the project applicant to develop it. This area would be given a High Density Residential General Plan Land Use designation and would be given a zoning designation of R-3. The project would result in the construction of a 16-unit apartment complex, with other site improvements, on the subject parcel and area proposed for abandonment, a total acreage of approximately 0.70 acres.

A copy of the proposed site plan and the Assessor's Map for the project are attached for your reference. Pursuant to Senate Bill 18, the Tribe has 90 days to request formal consultation. Given the timelines involved in preparing project materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible.

Please feel free to contact me with any questions or comments at 559.449.2700 or at wczeshinski@ppeng.com. Thank you.

Respectfully,

Wyatt Czeshinski, AICP
Assistant City Planner

Attachments: Site Plan
Assessor's Map

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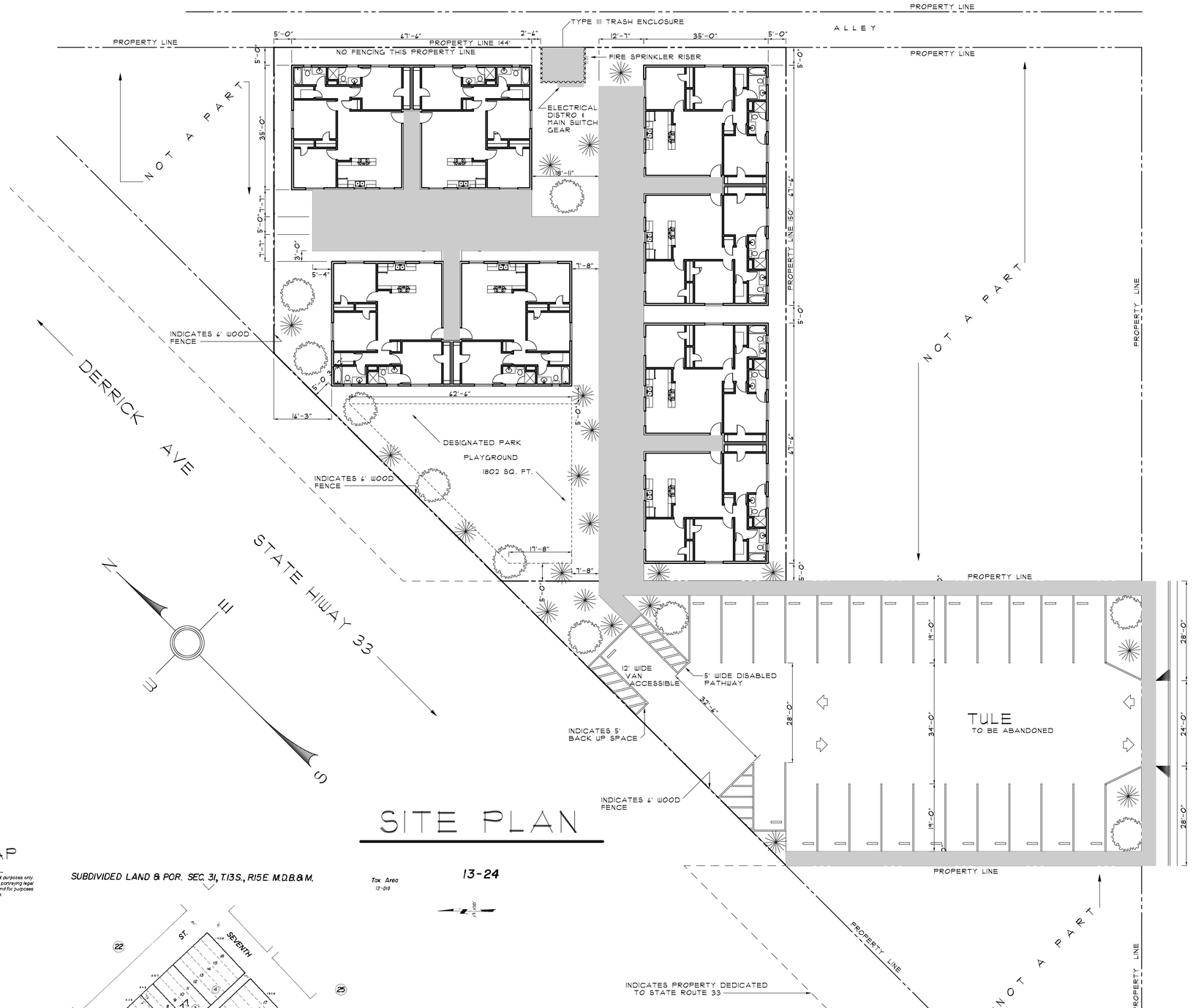
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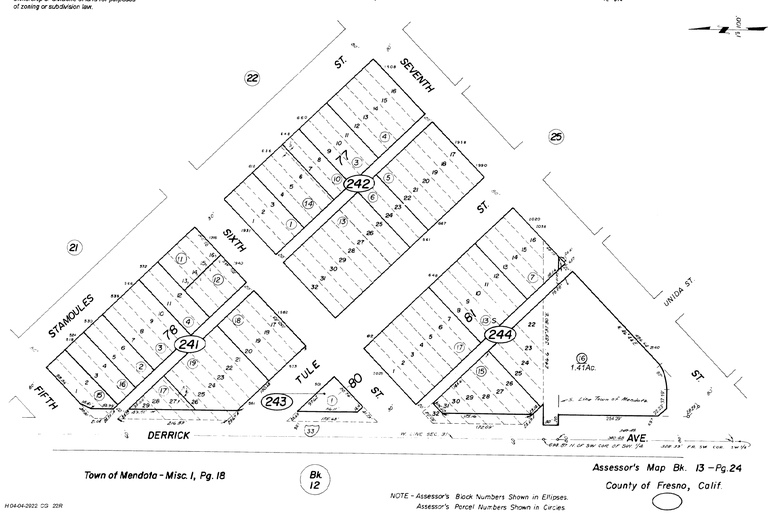
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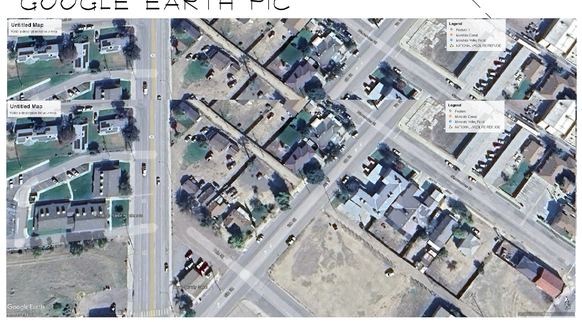


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PARCEL MAP



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DRAFTING BY :
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PROJECT TITLE
PROPOSED 16 UNIT (3 BED,2 BATH) APARTMENTS
Cantu Apartments
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DRAWN BY
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H 04-04-2022 CG 22R

CITY OF MENDOTA

"Cantaloupe Center of The World"

March 17, 2026

North Valley Yokuts Tribe
Katherine Perez, Chairperson
P.O. Box 717
Linden, CA, 95236

Subject: **Notification pursuant to Senate Bill 18 for the *Cantu Apartments Project,* City of Mendota, Fresno County, CA**

Dear Katherine Perez:

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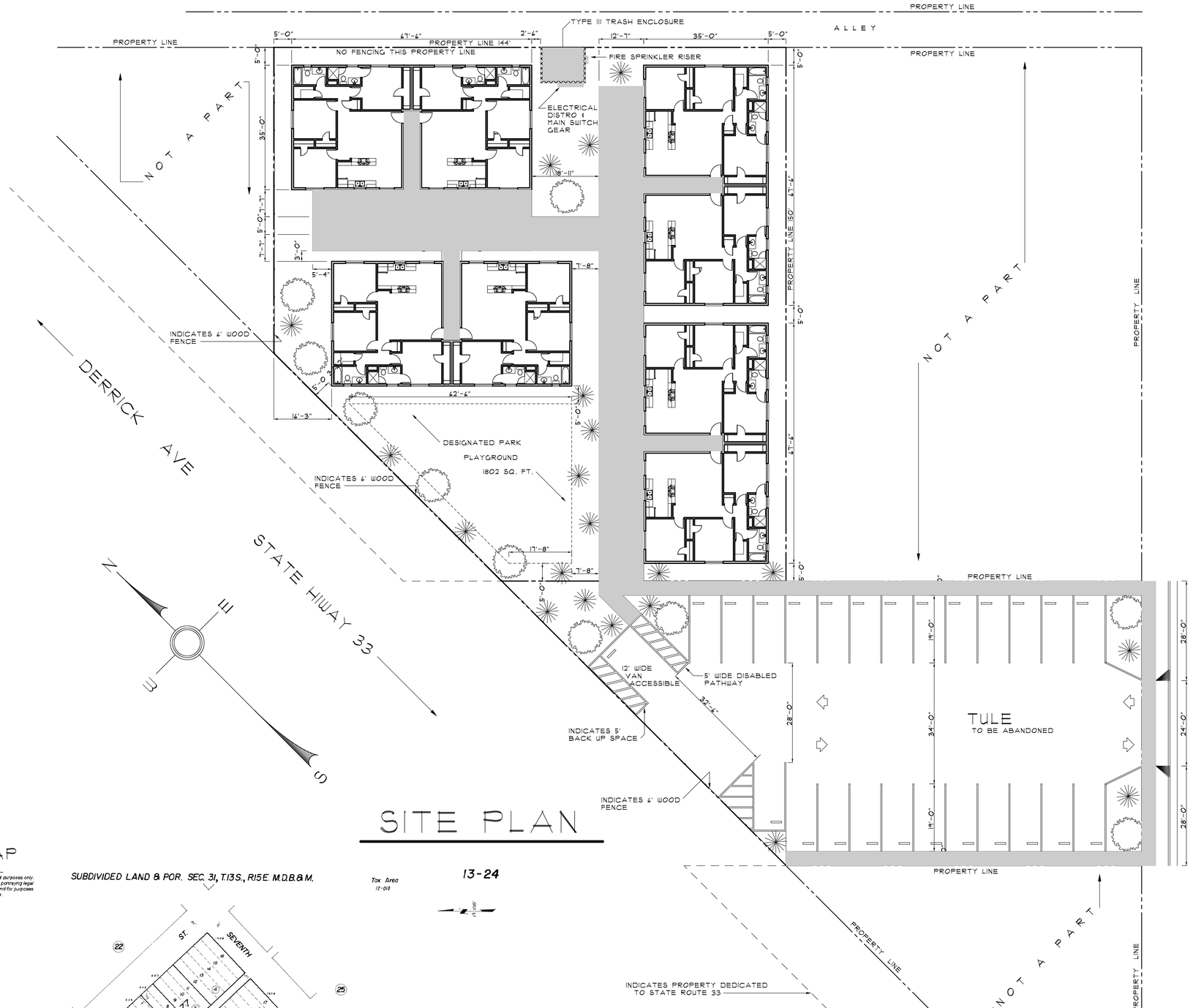
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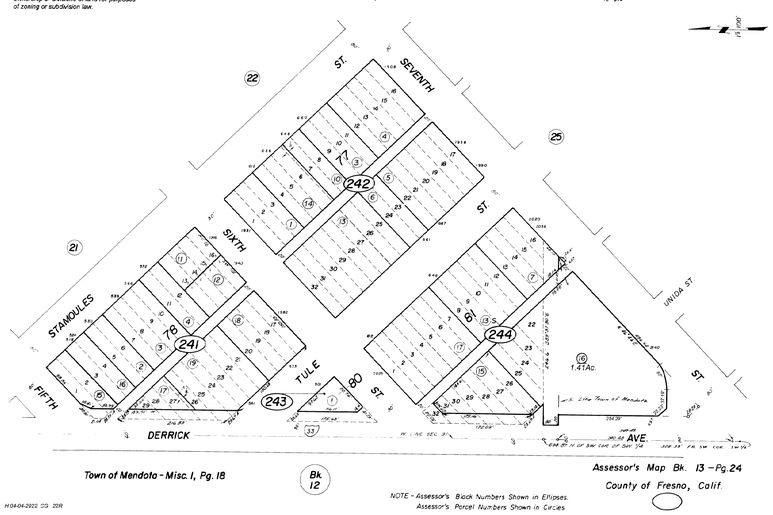
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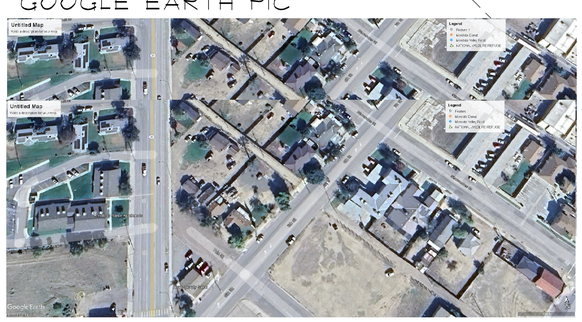


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Assessor's Map Bk. 13 — Pg. 24
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

H 04-04-2022 CG 22R

CITY OF MENDOTA

"Cantaloupe Center of The World"

March 17, 2026

Dumna Wo-Wah Tribal Government
Robert Ledger, Chairperson
2191 West Pico Ave.
Fresno, CA, 93705

Subject: **Notification pursuant to Senate Bill 18 for the *Cantu Apartments Project,* City of Mendota, Fresno County, CA**

Dear Robert Ledger:

The City of Mendota is processing an application for the above-referenced project and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18).

The project would amend the General Plan Land Use designation of Assessor's Parcel Number (APN) 013-241-19 in the City of Mendota from Medium High Density Residential to High Density Residential and would also change the zoning designation of the site from the R-1 zone district (Single Family/Medium Residential) to R-3 zone district (High Density Residential Multiple Family Residential). APN 013-241-19 is approximately 0.44-acres in size, located generally at the intersection of Tule St. and Derrick Ave. Additionally, the project proposes the abandonment of the Tule St. alignment between 6th St. and Derrick Ave., an area of approximately 0.26 acres. Under the proposal, the City would abandon this right of way, allowing the project applicant to develop it. This area would be given a High Density Residential General Plan Land Use designation and would be given a zoning designation of R-3. The project would result in the construction of a 16-unit apartment complex, with other site improvements, on the subject parcel and area proposed for abandonment, a total acreage of approximately 0.70 acres.

A copy of the proposed site plan and the Assessor's Map for the project are attached for your reference. Pursuant to Senate Bill 18, the Tribe has 90 days to request formal consultation. Given the timelines involved in preparing project materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible.

Please feel free to contact me with any questions or comments at 559.449.2700 or at wczeshinski@ppeng.com. Thank you.

Respectfully,

Wyatt Czeshinski, AICP
Assistant City Planner

Attachments: Site Plan
Assessor's Map

Copy: Jeffrey O'Neal, City Planner

GENERAL NOTES

ALL CONSTRUCTION SHALL COMPLY WITH THE ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY, AND THE LATEST ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC)

AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) 7-16
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ALL EXTERIOR SECURITY AND PARKING LIGHTING SHALL BE HOODED, ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE TO STREET TRAFFIC OR SURROUNDING LIVING ENVIRONMENT.

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PROJECT INFORMATION

PROPOSED 16 UNIT APARTMENTS
UNIT SIZE : 1132 SQ. FT.

PROPOSED STREET CONVERSION TO PARKING LOT AS DEAD END LOT WITH ACCESS TO 6TH STREET ONLY

SITE INFORMATION
APN # 013-241-19
ADDRESS : 561 TULE, MENDOTA, CA

TYPE OF CONSTRUCTION : V-B (SPRINKLERED)
WIND EXPOSURE : C
SEISMIC IMPORTANCE FACTOR : 1.00
BASIC WIND : 95 MPH
SOIL PRESSURE : 1500 P.S.F. (NO SOILS ANALYSIS)

TO THE GEN. CONTRACTOR

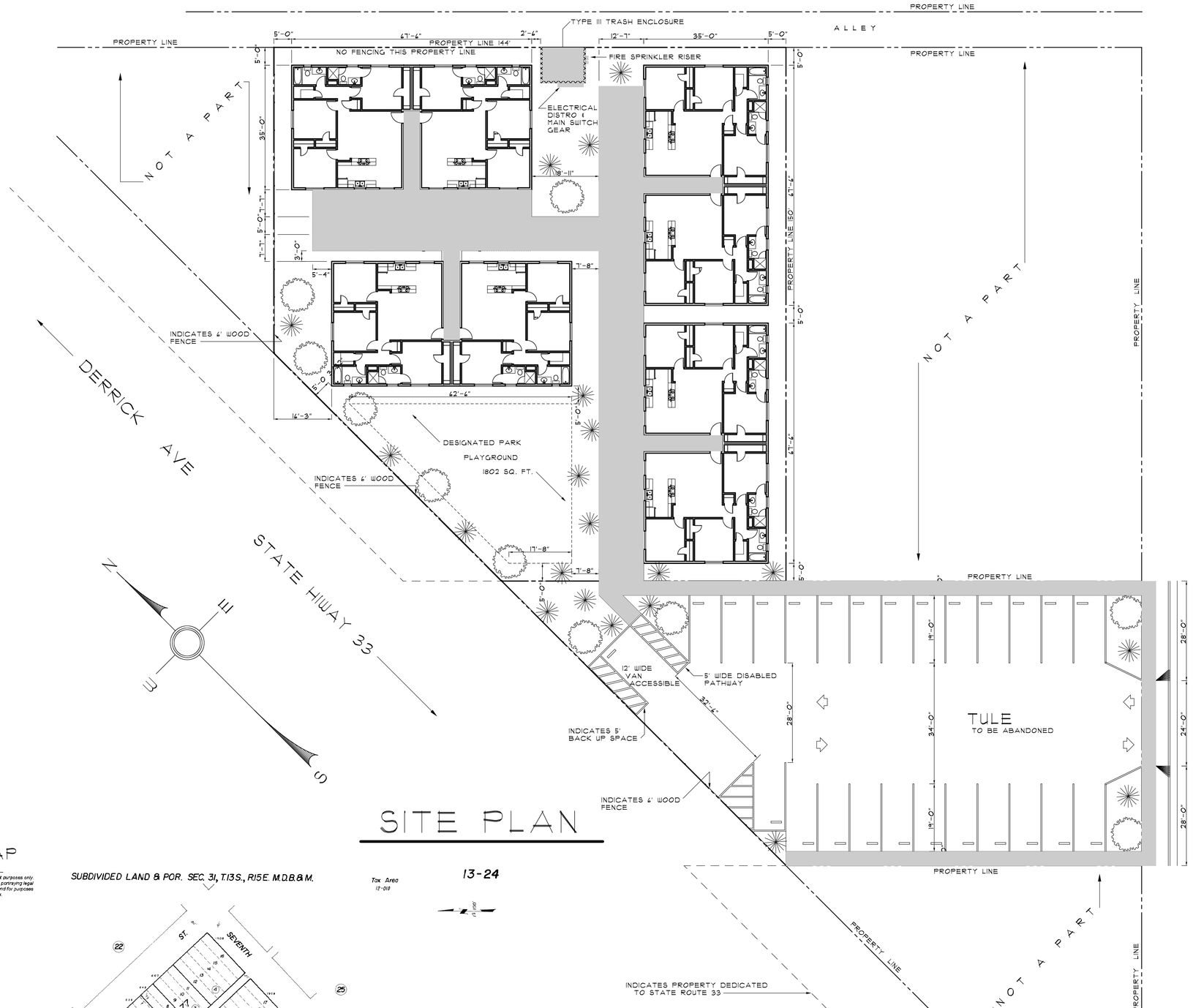
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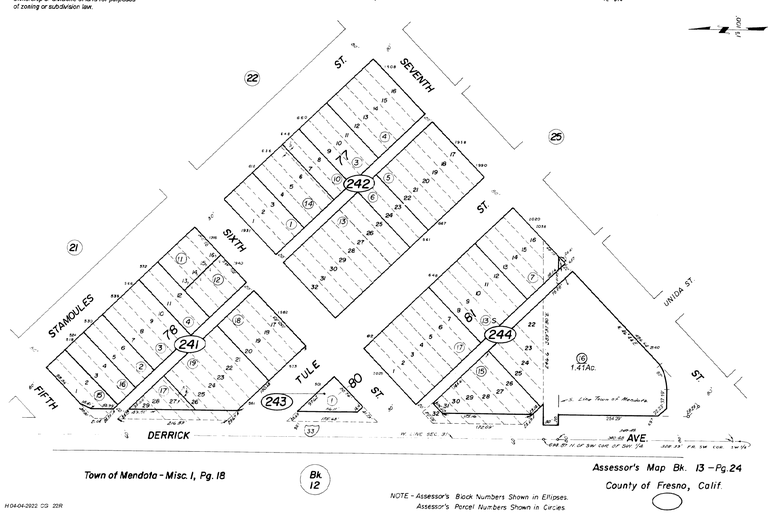
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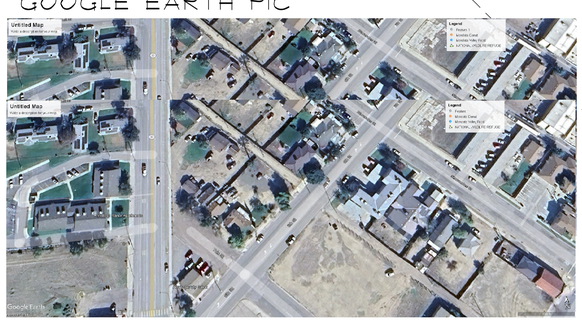


SITE PLAN

PARCEL MAP



GOOGLE EARTH PIC



DRAFTING BY :
Phil Henry
DEVELOPMENT CONSULTANT
2820 E. CHURCH
FRESNO, CA 93704
(559) 907-5329
ROCKER4JC@GMAIL.COM

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Cantu Apartments
561 TULI
MENDOTA, CA

DRAWN BY
PHIL HENRY
DATE REV 12/2025
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SCALE 1" =10'-0"
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Town of Mendota - Misc. I, Pg. 18

Bk. 12

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CITY OF MENDOTA

"Cantaloupe Center of The World"

March 17, 2026

North Fork Rancheria of Mono Indians
Elaine Fink, Chairperson
P.O. Box 929
North Fork, CA, 93643

Subject: **Notification pursuant to Senate Bill 18 for the *Cantu Apartments Project,* City of Mendota, Fresno County, CA**

Dear Elaine Fink:

The City of Mendota is processing an application for the above-referenced project and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18).

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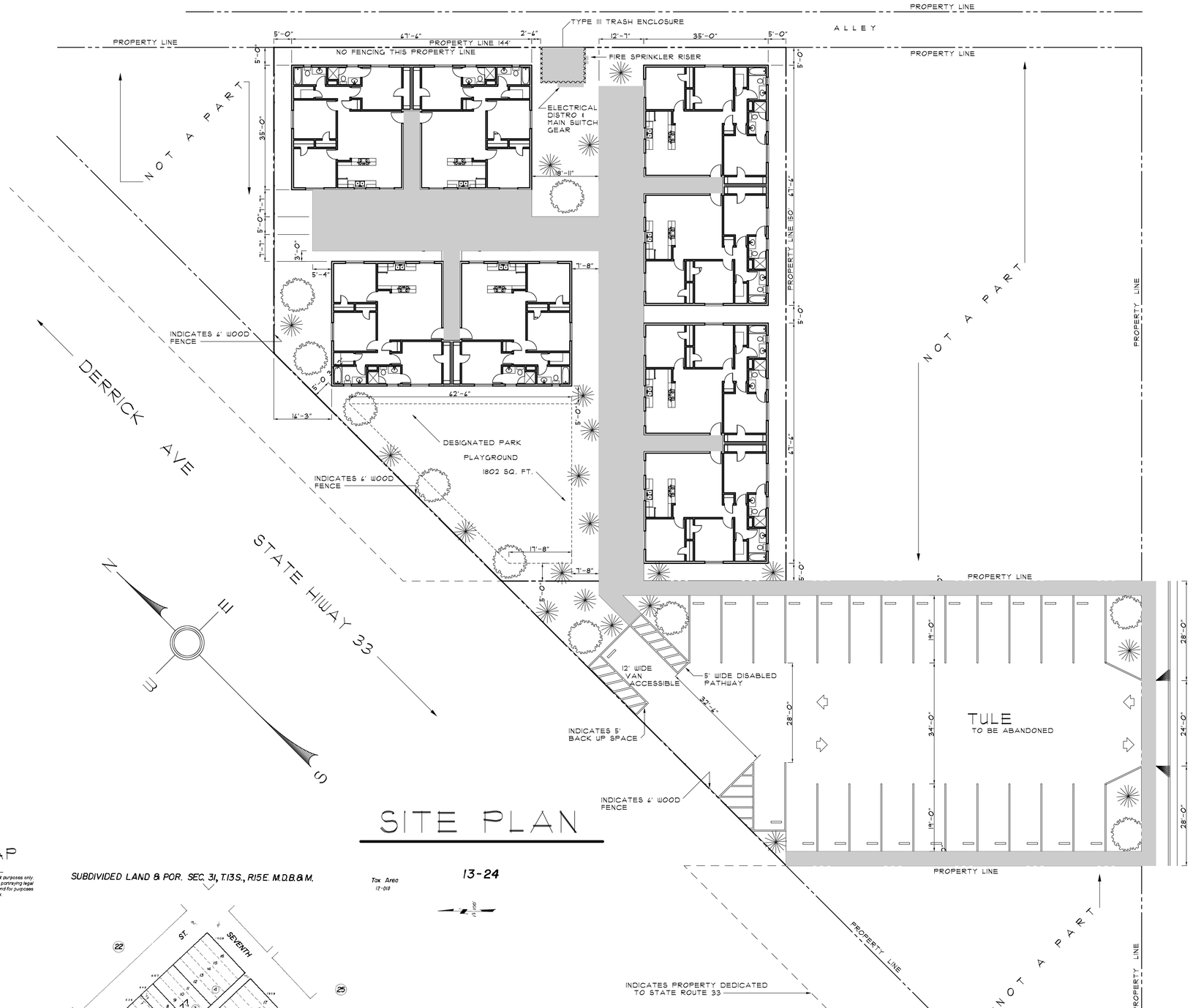
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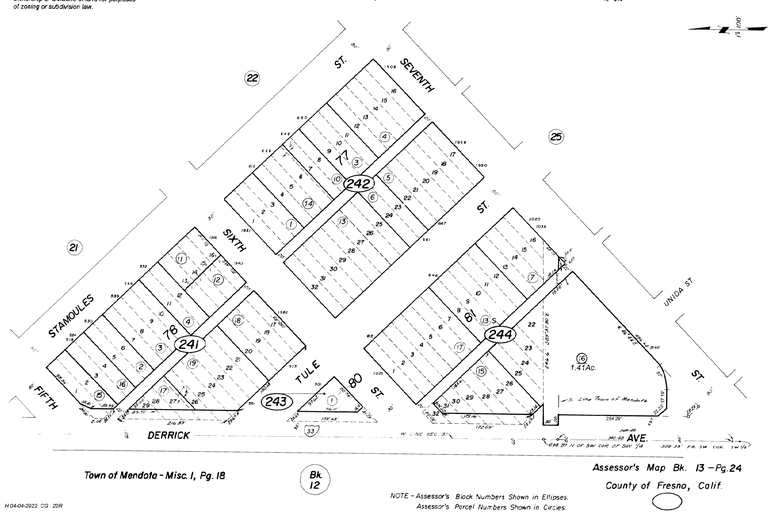
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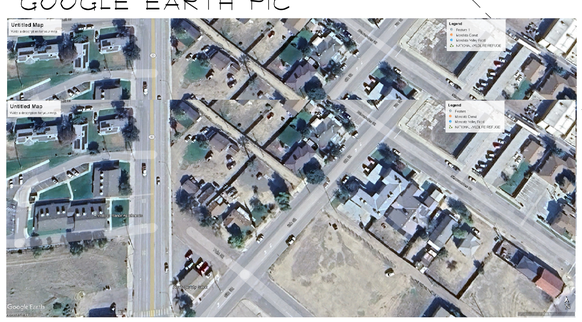


SITE PLAN

PARCEL MAP



GOOGLE EARTH PIC



DRAFTING BY :
Phil Henry
DEVELOPMENT CONSULTANT
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(559) 907-5329
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DRAWN BY
PHIL HENRY
DATE REV 12/2025
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CITY OF MENDOTA

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March 17, 2026

Big Sandy Rancheria of Western Mono Indians
Elizabeth D. Kipp, Chairperson
P.O. Box 337
Auberry, CA 93602

Subject: **Notification pursuant to Senate Bill 18 for the *Cantu Apartments Project,* City of Mendota, Fresno County, CA**

Dear Elizabeth D. Kipp:

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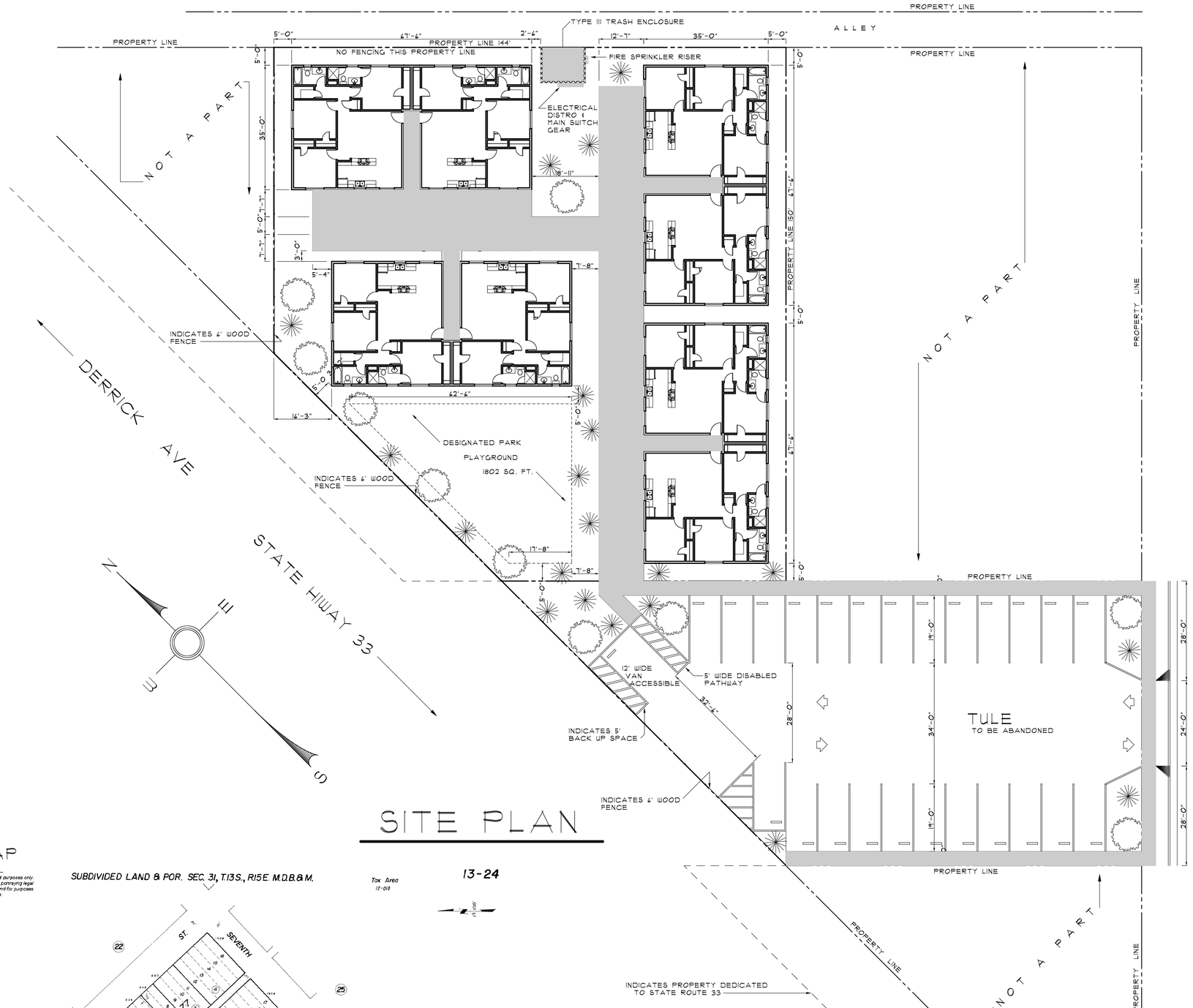
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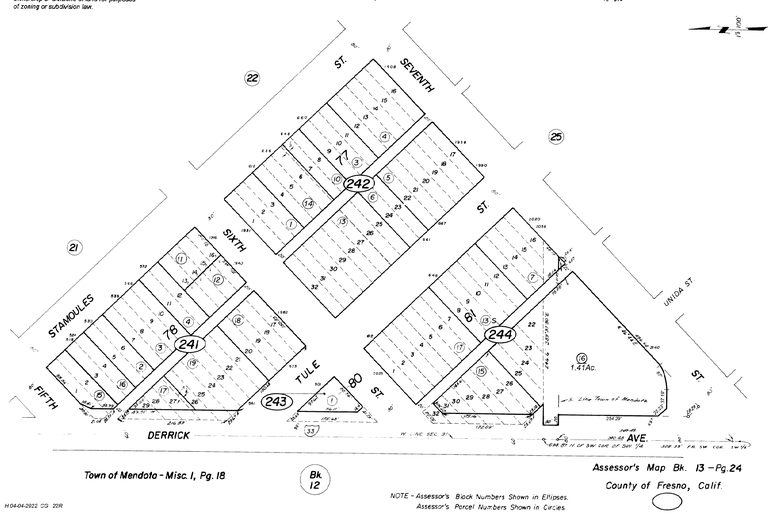
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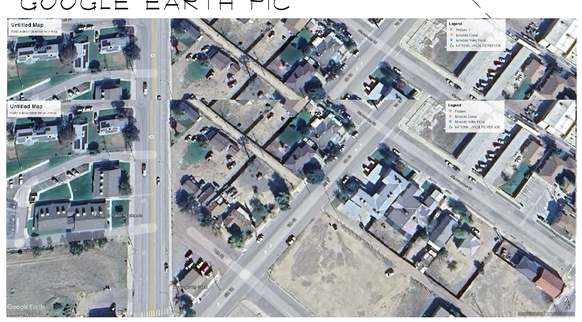


SITE PLAN

PARCEL MAP



GOOGLE EARTH PIC



DRAFTING BY :
Phil Henry
DEVELOPMENT CONSULTANT
2820 E. CHURCH
FRESNO, CA 93704
(559) 907-5329
ROCKER4JC@GMAIL.COM

PROJECT TITLE
PROPOSED 16 UNIT (3 BED,2 BATH) APARTMENTS
Cantu Apartments
561 TULI
MENDOTA, CA

DRAWN BY
PHIL HENRY
DATE REV 12/2025
NOV 2025
SCALE
SCALE 1" =10'-0"
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13-24

1" = 100'

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Town of Mendota - Misc. I, Pg. 18

Bk. 12

Assessor's Map Bk. 13 — Pg. 24
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

H 04-04-2022 CG 22R

CITY OF MENDOTA

"Cantaloupe Center of The World"

March 17, 2026

Table Mountain Rancheria
Brenda Lavell, Chairperson
P.O. Box 410
Friant, CA, 93626

Subject: **Notification pursuant to Senate Bill 18 for the *Cantu Apartments Project,* City of Mendota, Fresno County, CA**

Dear Brenda Lavell:

The City of Mendota is processing an application for the above-referenced project and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18).

The project would amend the General Plan Land Use designation of Assessor's Parcel Number (APN) 013-241-19 in the City of Mendota from Medium High Density Residential to High Density Residential and would also change the zoning designation of the site from the R-1 zone district (Single Family/Medium Residential) to R-3 zone district (High Density Residential Multiple Family Residential). APN 013-241-19 is approximately 0.44-acres in size, located generally at the intersection of Tule St. and Derrick Ave. Additionally, the project proposes the abandonment of the Tule St. alignment between 6th St. and Derrick Ave., an area of approximately 0.26 acres. Under the proposal, the City would abandon this right of way, allowing the project applicant to develop it. This area would be given a High Density Residential General Plan Land Use designation and would be given a zoning designation of R-3. The project would result in the construction of a 16-unit apartment complex, with other site improvements, on the subject parcel and area proposed for abandonment, a total acreage of approximately 0.70 acres.

A copy of the proposed site plan and the Assessor's Map for the project are attached for your reference. Pursuant to Senate Bill 18, the Tribe has 90 days to request formal consultation. Given the timelines involved in preparing project materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible.

Please feel free to contact me with any questions or comments at 559.449.2700 or at wczeshinski@ppeng.com. Thank you.

Respectfully,

Wyatt Czeshinski, AICP
Assistant City Planner

Attachments: Site Plan
Assessor's Map

Copy: Jeffrey O'Neal, City Planner

GENERAL NOTES

ALL CONSTRUCTION SHALL COMPLY WITH THE ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY, AND THE LATEST ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC)

AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) 7-16
CALIFORNIA BUILDING, FIRE, PLUMB, ELEC, MECH, GREEN CODES
LOCAL JURISDICTIONAL ORDINANCES AND DEVELOPMENT STANDARDS

PROVIDE TEMPORARY SANITARY FACILITIES (CHEMICAL TOILET) FOR THE USE OF ALL EMPLOYED PERSONNEL ON THE PROJECT. FACILITY TO BE COMPLETELY PORTABLE. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.

ALL EXTERIOR SECURITY AND PARKING LIGHTING SHALL BE HOODED, ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE TO STREET TRAFFIC OR SURROUNDING LIVING ENVIRONMENT.

PROVIDE A MINIMUM OF 2% GRADE SLOPE FOR A DISTANCE OF 5'-0" AWAY FROM THE BUILDING. DRAINAGE ONTO ADJACENT PROPERTIES IS PROHIBITED. ONSITE WATER RETENTION IS NOT ALLOWED UNLESS SPECIFICALLY REQUIRED BY THE APPROVING AUTHORITY.

JOB CARD SHALL BE POSTED IN A CONSPICUOUS PLACE ON SITE AND READILY AVAILABLE FOR SIGNATURES.
PROVIDE FOR THE POSTING OF STREET ADDRESS NUMBERS WHICH MUST BE AT LEAST 6" HIGH WITH A 1/2" MINIMUM STROKE MOUNTED ON A CONTRASTING BACKGROUND. ADDRESS SHALL BE CLEARLY VISIBLE FROM THE STREET AND REFLECTORIZED. MULTIPLE POSTING MAY BE REQUIRED. PROVIDE A CONSTRUCTION SITE ADDRESS POSTED AT A HEIGHT OF 48" - 72". SUCH TEMPORARY SIGNS SHALL BE WEATHER RESISTANT ON MATERIAL APPROVED BY THE FIRE MARSHALL AND THE BUILDING OFFICIAL. ALL SIGHT SIGNS SHALL MEET THE MINIMUM APPROVED STANDARDS AND SHALL BE MAINTAINED TO THE SATISFACTION OF THE FIRE MARSHALL AND BUILDING OFFICIAL.

ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.

IF ARHCEOLOGICAL EVIDENCE IS NOTED ON THE SITE PRIOR TO THE START OF CONSTRUCTION, NO WORK SHALL START WITHOUT FIRST NOTIFYING THE PLANNING DEPARTMENT AND COMPLETION OF A PHASE 2 ARCHEOLOGICAL STUDY

IF DURING THE GRADING OR TRENCHING WORK ARCHEOLOGICAL EVIDENCE IS FOUND, ALL WORK IS TO STOP AND THE PLANNING DEPARTMENT IS TO BE NOTIFIED WITH IN 24 HOURS, OR ON THE FIRST WORK WORK DAY FOLLOWING FOR WEEKENDS AND HOLIDAYS

ANY SURVEY MONUMENTS WITHIN THE ARA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN IN THE STATE OF CALIFORNIA

REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT, PRIOR TO OCCUPANCY

2 DAYS MINIMUM DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITH IN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT. (USE) CALL 1-800-642-2444

PROJECT INFORMATION

PROPOSED 16 UNIT APARTMENTS
UNIT SIZE : 1132 SQ. FT.

PROPOSED STREET CONVERSION TO PARKING LOT AS DEAD END LOT WITH ACCESS TO 6TH STREET ONLY

SITE INFORMATION
APN # 013-241-19
ADDRESS : 561 TULE, MENDOTA, CA

TYPE OF CONSTRUCTION : V-B (SPRINKLERED)
WIND EXPOSURE : C
SEISMIC IMPORTANCE FACTOR : 1.00
BASIC WIND : 95 MPH
SOIL PRESSURE : 1500 P.S.F. (NO SOILS ANALYSIS)

TO THE GEN. CONTRACTOR

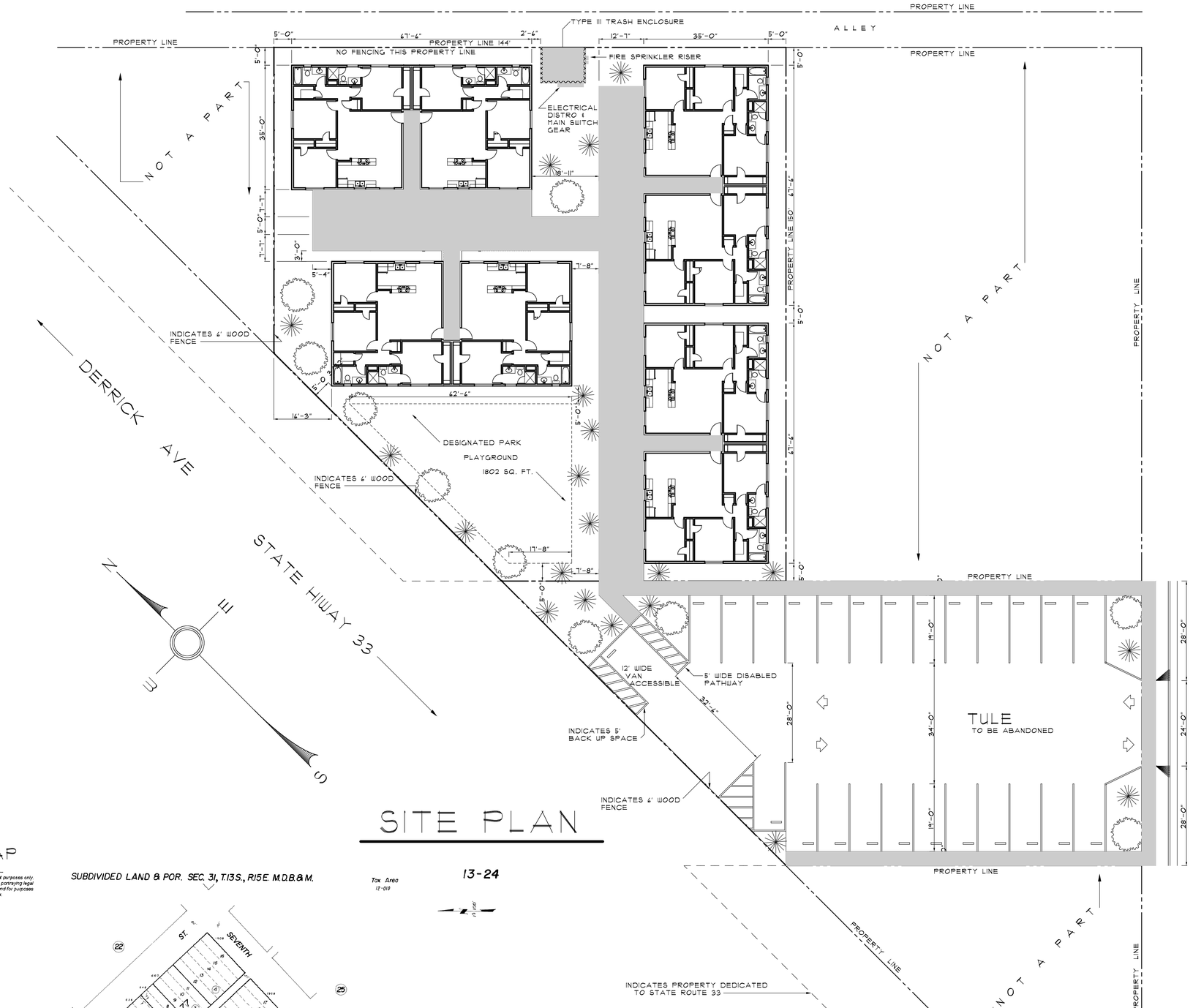
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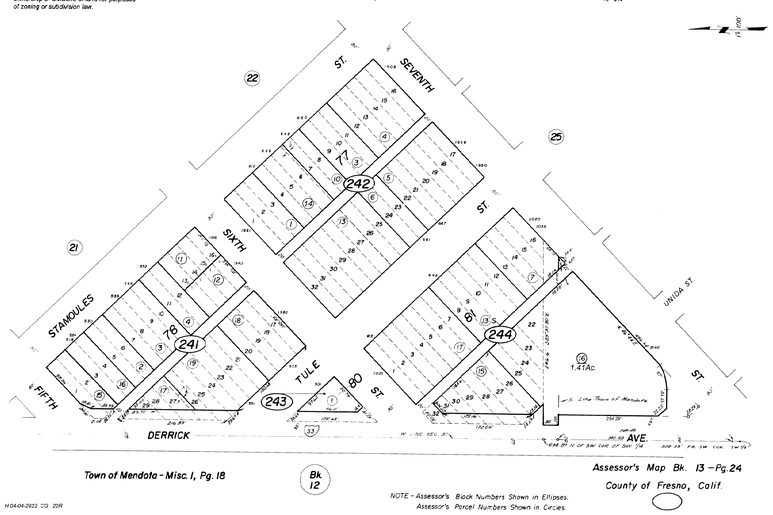
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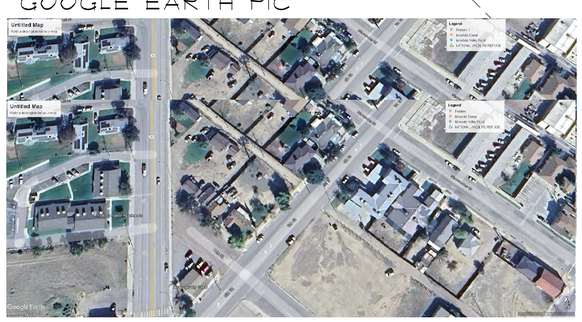


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