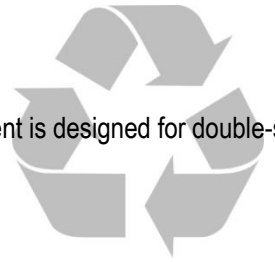
City of Mendota
Housing Element
2015-2023

Initial Study
Negative Declaration

Lead Agency
City of Mendota
643 Quince Street
Mendota, CA 93640

Consultant
MIG
537 S. Raymond Avenue
Pasadena, California 91101

December 2015



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1 PURPOSE AND AUTHORITY

The purpose of this Initial Study is to identify and assess the significance of the physical effects on the environment due to potential future development guided by the goals and policies of the City of Mendota portion of the 2015-2023 Multi-Jurisdictional Housing Element. Pursuant to the California Environmental Quality Act (CEQA; Public Resources Code §21000 et seq.), the proposed Housing Element is considered a "Project" and thus requires analysis and determination of environmental effects prior to approval.

This Initial Study has been prepared in accordance with the California Environmental Quality Act Statutes and the CEQA Guidelines (California Code of Regulations §15000 et seq.) and the City of Mendota local rules and regulations. The proposed project requires discretionary approval by the City of Mendota and review and certification by the California Department of Housing and Community Development (HCD). As the project initiator, and because of the legislative approvals involved, the City of Mendota is the Lead Agency with respect to this Initial Study pursuant to §15367 of the CEQA Guidelines. Specifically, the Project requires City of Mendota approval of a General Plan Amendment.. No other governmental agencies have discretionary permitting authority with respect to approval of the proposed project, and no Trustee Agency, as defined in §21070 of the CEQA Statutes, has jurisdiction over resources such that Trustee agency approval is required.

Pursuant to §15074 of the CEQA Guidelines, prior to approving the Project, the City of Mendota is obligated to consider the findings of this Initial Study and to either adopt a Negative Declaration (ND) or a Mitigated Negative Declaration (MND), or determine that an Environmental Impact Report (EIR) is required due to potentially significant, unavoidable environmental impacts. The findings of this Initial Study support adoption of an ND, as discussed in Section 4. This determination indicates that the environmental impacts of the programs for accommodating housing pursuant to the Housing Element, in accordance with the governing land use planning policies and zoning standards, will be less than significant and that an EIR is not required.

CONTENTS

This document has been prepared to comply with §15063 of the State CEQA Guidelines, which sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (see Section 2)
- Identification of the environmental setting (see Section 2.11)
- Identification of environmental effects by use of a checklist, matrix, or other method(s), provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (see Section 3)
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (see Sections 2.6 and 2.7)
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (see Section 5.1)

TIERING

§15152 et al of the CEQA Guidelines describe "tiering" as a streamlining tool as follows:

(a) "Tiering" refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.

(b) Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of

environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration. Tiering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier EIR or negative declaration. However, the level of detail contained in a first tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed.

(c) Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document in connection with a project of a more limited geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.

(d) Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to affects which:

(1) Were not examined as significant effects on the environment in the prior EIR; or

(2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.

(e) Tiering under this section shall be limited to situations where the project is consistent with the general plan and zoning of the city or county in which the project is located, except that a project requiring a rezone to achieve or maintain conformity with a general plan may be subject to tiering.

(f) A later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. A negative declaration shall be required when the provisions of Section 15070 are met.

(1) Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR that effect is not treated as significant for purposes of the later EIR or negative declaration, and need not be discussed in detail.

(2) When assessing whether there is a new significant cumulative effect, the lead agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probable future projects. At this point, the question is not whether there is a significant cumulative impact, but whether the effects of the project are cumulatively considerable. For a discussion on how to assess whether project impacts are cumulatively considerable, see Section 15064(i).

(3) Significant environmental effects have been "adequately addressed" if the lead agency determines that:

(A) they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or

(B) they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.

(g) When tiering is used, the later EIRs or negative declarations shall refer to the prior EIR and state where a copy of the prior EIR may be examined. The later EIR or negative declaration should state that the lead agency is using the tiering concept and that it is being tiered with the earlier EIR.

(h) There are various types of EIRs that may be used in a tiering situation. These include, but are not limited to, the following:

(1) General Plan EIR (Section 15166)

(2) Staged EIR (Section 15167)

(3) Program EIR (Section 15168)

(4) Master EIR (Section 15175)

(5) Multiple-family residential development/residential and commercial or retail mixed-use development (Section 15179.5)

(6) Redevelopment project (Section 15180)

(7) Projects consistent with community plan, general plan, or zoning (Section 15183)

This Initial Study for the 2015-2023 Housing Element has been prepared to tier from the General Plan EIR of the City of Mendota, as amended or otherwise supplemented. For the City of Mendota, documents by which the analysis recorded herein has been tiered from are available for public review at:

City of Mendota
Planning and Economic Development Department
643 Quince Street
Mendota, California 93640

ANALYTICAL APPROACH

The environmental analysis contained in this Initial Study is based on the following assumptions:

General Plan Consistency: As the General Plan is updated and/or amended, the City of Mendota will ensure that such updates and amendments do not prevent implementation of the policies contained in the updated Housing Element.

Exempt Project: Ministerial projects, including those that are subject only to issuance of building permits without need for discretionary action, are exempt from environmental review pursuant to CEQA Guidelines § 15268. Further, the Secretary for Natural Resources has established a series of categorical exemptions defined within CEQA Guidelines § 15300 et seq. Projects meeting the standards of the various categories have been determined to have no significant impact on the environment. Categorical exemptions may be used except in cases where, due to unusual circumstances surrounding a particular project, it may result in significant individual and/or cumulative impacts. Projects that are exempt from CEQA require no further analysis..

Project Specific Environmental Review: Future development proposals not exempt from CEQA will be subject to the environmental review process to identify potential impacts and the City will impose appropriate mitigation measures, if needed, to avoid significant impacts.

Purpose of Environmental Review: The proposed Housing Element does not authorize any plan for construction of new homes or other uses or the redevelopment of any properties within Mendota. No direct environmental impacts, therefore, will occur as a result of adoption of the Housing Element. This Initial Study assesses the potential environmental impacts resulting from potential development facilitated by the Housing Element in accordance with the City of Mendota's existing land use policies.

The Housing Element does not propose any changes to the use, density, intensity of uses of property or other land use policies.

The purpose of the environmental analysis conducted for the Housing Element, as documented herein, is to determine general impacts that could result from implementation of the Housing Element. The analysis is based on a hypothetical development scenario for the Inventory Sites identified in the Housing Element and how construction and operation of those sites may result in impacts to the environment. Because this is a program-level analysis, some measure of forecast and assumption is necessary in order to characterize potential development scenarios and should not be construed as speculative or unreasonable. Therefore, the program-level analysis of the potential impacts of the Housing Element is inherently broad and typically qualitative due to the lack of project-level information.

2 PROJECT DESCRIPTION

PROJECT TITLE

City of Mendota 2015-2023 Housing Element

LEAD AGENCY/PROJECT SPONSOR NAME AND ADDRESS

City of Mendota
643 Quince Street
Mendota, CA 93640

CONTACT PERSON AND PHONE NUMBER

Matt Flood, Economic Development Manager
(559) 655-3291

PROJECT LOCATION

The 2015-2023 Housing Element applies to all proposed and existing residential and mixed-use General Plan land use designations and zoning districts that support residential or mixed-use development within the municipal boundaries of the City of Mendota. The City of Mendota is located in northwestern Fresno County and is surrounded by unincorporated Fresno County land to the north, south, east, and west. The City of Firebaugh is approximately 10 miles to the northwest. The City of Mendota lies at the junction of State Routes 33 and 180, which provide regional access to the greater Central Valley. State Route 99 and the City of Fresno are approximately 30 miles to the east. The Planning Area, for purposes of this environmental analysis, encompasses the entirety of the municipal boundaries of the City of Mendota. The Planning Area is approximately 2,100 acres, representing less than one percent of the land area of the County of Fresno. The Inventory Sites identified in the Housing Element are located throughout the city. Residential and commercial (mixed-use) lots are largely concentrated in the central business district. Areas available for residential development lie west of State Route 33 and also adjacent to the north and south sides of Bass Avenue. One mixed-use commercial area lies south of Belmont Avenue and east of State Route 33. Exhibit 1 (Regional Location and Vicinity Map) illustrates the City's location within the County of Fresno and its local context in terms of roadways, other transportation infrastructure, and important landmarks.

GENERAL PLAN DESIGNATIONS

The existing residential and mixed-use General Plan land use designations that support housing development within the City of Mendota are summarized in Table 1 (Residential and Mixed-Use Land Uses).[1] [2] The proposed Housing Element concluded that the City's General Plan provides for a range of housing densities and income levels in the community; therefore, new land use designations to support development options for balanced housing will not be required.

Table 1
Residential and Mixed-Use Land Uses

Land Use Designation	Supported uses	Maximum Density (DU/AC)
Low Density Residential	Single-Family Residential	3.5
Medium Density Residential	Single-Family Residential	6
Medium-High Density Residential	Single- and Multi-Family Residential	11
High Density Residential	Multi-Family Residential	25
General Commercial (C-3)	Mixed Use	1-8
Source: City of Mendota General Plan Update 2009		

[1] City of Mendota. General Plan Update 2005-2025. Land Use Element. August 2009
[2] City of Mendota. 2005-2025 Mendota General Plan Environmental Impact Report. June 2009

ZONING DISTRICTS

Existing zoning districts that support residential development are listed in Table 2 (Residential Zoning Districts) and include a summary of key development standards. The proposed Housing Element does not identify the need for additional zoning districts.

Table 2
Residential Zoning Districts

Zone	Permitted Residential Uses	Maximum Height (FT)	Minimum Lot Size (SF)
Single Family Residential Agricultural (R-A)	Single-Family Residential	30	24,000
Low Density Residential (R-1-A)	Single-Family Residential	30	9,000
Medium Density Residential (R-1)	Single-Family Residential	30	4,000
Medium-High Density Residential (R-2)	Single- and Multi-Family Residential	30	6,000/ 3,000 per dwelling
High Density Residential (R-3)	Multi-Family Residential	40	6,000/ 1,500 per dwelling
High Density Residential – One Story (R-3-A)	Multi-Family Residential	20	6,000/ 1,500 per dwelling
MHP	Mobile Home Park	30	One Acre
General Commercial (C-3)	Mixed Use (as part of planned development)	40	n/a
Source: City of Mendota Zoning Code 2015			

CHARACTERISTICS OF THE HOUSING ELEMENT

The proposed project is the adoption and implementation of the City of Mendota 2015-2023 Housing Element (Project). California Housing Element law requires every jurisdiction in the state to prepare and adopt a housing element as part of its general plan. It is typical for each city or county to prepare and maintain its own separate general plan and housing element; however, the Fresno Council of Governments (COG) is coordinating the County of Fresno and twelve of its 15 incorporated cities in preparing a multi-jurisdictional housing element for the fifth round of housing element updates. The Project provides an opportunity for countywide housing issues and needs to be more effectively addressed comprehensively at the regional level as opposed to individually, and without coordination, at the local level. This approach provides the opportunity for the local governments and the County to work together in accommodating the Regional Housing Needs Allocation (RHNA) assigned to the Fresno County region. The Housing Element for the City has been prepared using the information and collaboration developed through this multi-jurisdictional effort.

HOUSING ELEMENT

A Housing Element is one of seven required elements of a jurisdiction's General Plan. It addresses the existing and future housing needs of persons from all economic backgrounds and serves as a tool for decision-makers and the public in understanding and meeting housing needs in the local jurisdiction. The law does not require local governments to construct housing to meet those needs. State law mandates that the community address housing needs in its discretionary planning actions by creating opportunities for housing and facilitating balanced housing development through policy.

STATUTORY REQUIREMENTS

State law requires that all housing elements address four key topics: 1) housing needs, 2) constraints to housing development, 3) housing resources, and 4) a preparation of a housing plan. Analysis of these topics provides the foundation for the preparation of a housing element. Article 10.6, §65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the California Government Code establishes the legal requirements for a housing element and encourages the provision of affordable and decent housing, in suitable living environments, in all communities, in working toward statewide goals. The 2015-2023

Housing Element will become the policy document in the City of Mendota that will address current and projected housing needs within its jurisdiction, in relationship to the other participating jurisdictions. The Element identifies housing goals and policies to meet the broad, diverse housing needs at the regional level coupled with the programs and availability of land at the local level to implement the plan and reach those goals.

HOUSING NEED

Several factors influence the demand for housing in the County of Fresno and the 15 cities in the County, including 1) housing needs resulting from population growth, 2) housing needs resulting from the overcrowding of existing housing units, 3) housing needs that result when households are paying more than they can afford for housing, and 4) housing needs of "special needs groups" that include the elderly, large families, female-headed households, households with a physically- or developmentally-disabled person, farm workers, and the homeless.

The 2015-2023 Multi-Jurisdictional Housing Element examines the housing needs of different groups of people based on demographic metrics that include owners versus renters, lower-income households, overcrowded households, elderly households, special needs groups, and homeless persons. This information is detailed in the Housing Element.

California housing element law requires that each city and county develop local housing programs designed to meet its “fair share” of housing needs for all income groups, based on projected population growth. The HCD Housing Policy Division develops Regional Housing Needs Allocations (RHNA) for each region of the state represented by councils of governments. Fresno COG determines the housing allocation amongst the 15 cities and unincorporated County areas in which the City of Mendota is located. Fresno COG has assigned the City of Mendota a housing allocation of 554 housing units for the 2015-2023 planning period. Table 3 (Regional Housing Needs Allocation) identifies the projected housing needs for the 2015-2023 cycle.

Table 3
Regional Housing Needs Allocation

Income Group	Total Allocation (DU)	Income Group Ratio (%)
Extremely Low/Very Low	80	14
Low	56	10
Moderate	77	14
Above Moderate	341	62
Total	**554**	**100**
Source: FCOG 2015		

Considering the RHNA is based on a January 1, 2013 baseline in projecting growth in the Planning Area and the region for the 2015 through 2023 cycle, jurisdictions may credit housing units developed, under construction, or approved since January 1, 2013 toward the units assigned through the RHNA. From January 1, 2013 to April 28, 2015, 33 units were built or under construction, and another 211 units were planned or approved (see Table 4, Credits and Remaining Need). The approved units include the Ochoa Apartments, which includes two deed-restricted affordable units. The applicant received three additional units over the maximum allowed density by including the two deed-restricted units. The housing units credited towards the needs allocation currently have the following income distribution: 2 low-income units, 9 moderate-income units, and 233 above moderate-income units. The distribution of credited housing units and the allocation of this remaining housing need is summarized in Table 4 (RHNA Credits and Remaining Need).

Table 4
RHNA Credits and Remaining Need

Unit Type	AMI				
	0-50%	51-80%	81-120%	121%+	Total
Units Built or Under Construction					
Fermin's Furniture Mixed Use APNs 013-143-09 and 10	0	0	0	2	2
VTTM No. 5483 Final Map (012-190-40 & 41)	0	0	0	28	28
Single Family Permits	0	0	0	3	3
Entitled/Permitted Units					
Ochoa Apartments (APN 013-223-21)	0	2	9	0	11
VTTM No. 5483 Final Map (012-190-40 & 41)	0	0	0	200	200
RHNA Allocation	**80**	**56**	**77**	**341**	**554**
Credits	*0*	*2*	*9*	*233*	*243*
Remaining Need	***80***	***54***	***68***	***108***	***310***
Source: Mintier Harnish 2015					

HOUSING OPPORTUNITY AREAS

State law requires that jurisdictions demonstrate in the Housing Element that there is land inventory available and adequate to accommodate that jurisdiction's housing allocation. The City of Mendota has identified vacant and underutilized sites presently zoned for residential or mixed uses and suitable for residential development that are more than sufficient to accommodate the remaining needs allocation target of 310 units. No constraints have been identified in regard to these Inventory Sites that would prevent development, redevelopment, or reuse during the Housing Element period. The vacant and underutilized sites are categorized and summarized herein.

Vacant Land Inventory

Identification of vacant residential and mixed-use sites is based on an analysis of the latest assessor's parcel information and taking into account zoning and allowable densities. The inventory of vacant residential and mixed-use land in the City totals approximately 33 acres. These vacant sites, identified in Table 5 (Vacant Land Inventory), have the potential to accommodate 324 units with applicable land use and zoning requirements.

Underutilized Land Inventory

Vacant land is anticipated to be developed incrementally during the 2015-2023 life of the proposed Housing Element and will become scarcer as growth occurs in the City and throughout the region. Underutilized properties that may include commercial land have become a growing alternative to properties traditionally zoned for residential uses considering lot size, location, and the need for contemporary approaches to solving the issue of accommodating balanced housing. The underutilized sites included in the inventory have the highest potential for development within the planning period based on size, density, opportunities for consolidation, past market demand, and established regulatory incentives for development (see Table 6, Underutilized Land Inventory). Underutilized sites have been identified because the existing uses are not maximizing development potential that was identified in the General Plan. These sites exhibit redevelopment potential to higher-intensity residential uses. The survey identified six lots totaling approximately 76 acres that could accommodate an estimated 486 dwelling units.

Table 5
Vacant Land Inventory

Land Use Designation	Zoning	Parcels	Density (DU/AC)	Acres	Development Estimate (DU)	AMI (%)
HDR	R-3	19	25	12.28	239	51-120
MHDR	R-2	14	11	3.51	26	81-120
MDR	R-1	1	3.5	4.81	13	121+
LDR	R-1	37	3.5	8.20	37	121+
GC	C-3	9	1/site	4.00	9	121+
TOTAL		**80**	**--**	**32.80**	**324**	**--**

Source: Mintier Harnish 2015

Table 6
Underutilized Land Inventory

Land Use Designation	Zoning	Parcels	Density (DU/AC)	Acres	Development Estimate (DU)	AMI (%)
HDR	R-3	1	25	0.59	11	51-80
LDR	R-1	4	3.5	1.31	4	121+
GC	C-3*	2	^	73.61	471	121+
TOTAL		***6***	**--**	***75.51***	***486***	**--**

Source: Mintier Harnish 2015
Notes
* River Ranch Specific Plan Area, Town Center Overlay
^ Max FAR 0.4

ADEQUACY OF INVENTORY SITES IN MEETING NEEDS ALLOCATION

The City of Mendota's remaining housing need after consideration of credits is 310 units. The vacant land and underutilized land identified a combined capacity of 810 dwelling units, which include sites suitable for development of 222 low-income housing units. Based on the analysis provided in the Housing Element, the City has sufficient land to accommodate its projected housing needs during the planning period. Table 7 (Land Inventory and Needs Comparison) summarizes the City's housing needs in comparison to the development potential of vacant and underutilized land, units built or under construction, and capacity from prezoned tracts. The comparison identifies a surplus of 281 units for lower income groups and 1,078 units for moderate income groups.

Table 7
Land Inventory and Needs Comparison

	AMI				
	0-50%	**51-80%**	**81-120%**	**121%+**	**Total**
Units Built or Under Construction	0	0	0	33	33
Planned or Approved Projects	0	2	9	200	211
Capacity on Vacant Sites	0	211	54	59	324
Capacity on Underutilized Sites	0	11	0	475	486
Capacity on Prezoned Tracts	0	193	462	204	859
Total Units		**417**	**525**	**971**	**1,913**
Housing Need	*80*	*56*	*77*	*341*	*554*
Surplus/Shortfall	***-80***	***+361***	***+448***	***+630***	***+1,359***
Redistributed		***+281***		***+1,078***	***+1,359***

Source: Mintier Harnish 2015

PUBLIC AND UTILITY SERVICES

Future housing development will require the support of public services including fire, police, schools, and parks and recreation in addition to necessary utility services such as water, sewer, and storm drainage. Public services and utilities serving the City of Mendota, as described in the 2009 General Plan EIR, are summarized herein.

- Police Services: Law enforcement services in Mendota are provided by the City's Police Department. The Mendota Police Department is led by the chief of police who oversees a staff of thirteen sworn police officers, three civilian employees and six reserve police officers. The Mendota Police Department operates 12-hour patrol shifts. A patrol supervisor oversees the activity and personnel assigned to each shift. In a two-week period patrol officers work seven 12-hour shifts for a total 84 hours. Patrol Officers are responsible for all assigned investigations up to and including evidence collection and case filing.
- Fire Protection/Emergency Services: The City of Mendota contracts with the Fresno County Fire Protection District (FCFPD) for fire prevention and protection services. Each permanently staffed station of the FCFPD serves an area of approximately 170 square miles. Station #96 serves the Mendota area and is located at the northwest corner of McCabe Avenue and Derrick Avenue in Mendota. In addition to fire protection, the FCFPD provides emergency medical services to the citizens in its area of responsibility. District personnel are trained to the Emergency Medical Technician level and frequently arrive on the scene prior to the ambulance, especially in the outlying county area. Approximately 60 percent of the FCFPD responses are for medical emergencies. Emergency medical services are also provided by American Ambulance, under contract with the County of Fresno. American Ambulance maintains an ambulance substation, staffed 24 hours per day, located at 6th Street and Quince Street in Mendota. Basic medical care is provided by the Mendota Family Health Center at 121 Barboza Street. The nearest trauma center is located at the University Medical Center, approximately 35 miles to the east in Fresno.
- Schools: The Mendota Unified School District (MUSD) includes three elementary schools, one junior high school, one senior high school, and one alternative education school. MUSD has experienced overcrowded conditions and is proceeding to implement a district-wide facilities master plan to increase capacity. Enrollment during the 2012-2013 school year was 2,860 (MUSD 2012).
- Parks and Recreation: Existing recreational opportunities in Mendota range from traditional active sports such as softball and soccer to passive recreation such as nature observation and simply spending time outdoors. Between these two extremes falls a range of activities enjoyed by many residents, including picnicking in parks, walking and bicycling, and playground activities. Mendota has approximately 23 acres of parks/recreational open space, 5 acres of buffer open space, and less than 0.1 acre of multi-use open space, plus additional recreational areas at local schools.
- Water: The City of Mendota's water supply system currently comprises three primary production wells, two emergency backup wells, transmission mains, and a water treatment plant (discussed below). The well field is located on private property located approximately 3.5 miles northeast of Mendota, near the San Joaquin River. The pipeline from the well field is designed to accommodate two additional wells for future expansion. Water quality from the three primary wells meets all Title 22 water quality requirements. Two storage tanks of 1 MG each provide approximately 1.75 MG of usable water storage.
- Wastewater: The City of Mendota's wastewater system comprises two basic components: collection and conveyance of wastewater to the wastewater treatment plan (WWTP) and treatment and disposal of that wastewater. The WWTP is located northeast of the William R. Johnston Municipal Airport.
- Solid Waste: The City of Mendota contracts with Mid-Valley Disposal for solid waste disposal services. Refuse is taken to the American Avenue Landfill, located approximately 15 miles southeast of Mendota near Tranquillity. The 361-acre landfill is a Class III landfill and only accepts standard municipal waste. The facility is anticipated to be able to accommodate the region's solid waste through 2031 based on its current permitted loading rate.

SURROUNDING LAND USES

The Inventory Sites identified in Exhibit 2 (Mendota Sites Inventory) are located throughout the City, which is largely surrounded by agricultural and rural residential lands. The City of Mendota itself is characterized by a range of land uses, including residential development (primarily single-family homes), commercial uses, and industrial uses. Other land uses in the City include public facilities, recreational, and agricultural use. A Union Pacific rail corridor runs diagonally through the central business district, and the Mendota Municipal Airport is immediately east of the central business district.

ENVIRONMENTAL SETTING

The City of Mendota is located in northwestern Fresno County in the central portion of the San Joaquin Valley, which forms the southern portion of the Central Valley. The jurisdiction encompasses approximately 3.28 square miles of land (2,100 gross acres). The Planning Area is largely developed with urban uses consisting of single-story buildings.

The City is located near the confluence of the San Joaquin River and the Fresno Slough. Several water canals, including the Delta-Mendota Canal, border the Mendota area on the north and intersect the San Joaquin River near its confluence with the Fresno Slough. Mendota has an average elevation of approximately 175 feet above mean sea level, with the terrain sloping gently from the southwest to the northeast. The area is mostly flat and level with no significant hills or topographic features. Mendota is in a zone of low primary seismic hazard. No major faulting has occurred along the Mendota margin of the central San Joaquin Valley.

The predominant landscape feature of the San Joaquin Valley is the wide variety of agricultural land, which is made possible through irrigation water supplied by a network of delivery canals, irrigation ditches, and reservoirs. The Coast Ranges are frequently visible to the west and on clear days, the Sierra Nevada Mountains can be seen east of the City.

The City of Mendota is located in the San Joaquin Valley Air Basin, which comprises San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare, and parts of Kern County. Pollutants and cool air are generally trapped along the east side of the San Joaquin Valley due to circular air currents. Average temperatures in Fresno County vary from the high 90s (Fahrenheit) to lows in the mid 30s.

The range of natural vegetation communities has been significantly reduced from historic levels as a result of conversion of these lands to urban and agricultural uses. Only scant disturbed remnants of these natural communities remain within the Planning Area. Agricultural and urban development has nearly eliminated most historic natural vegetation communities and associated wildlife.

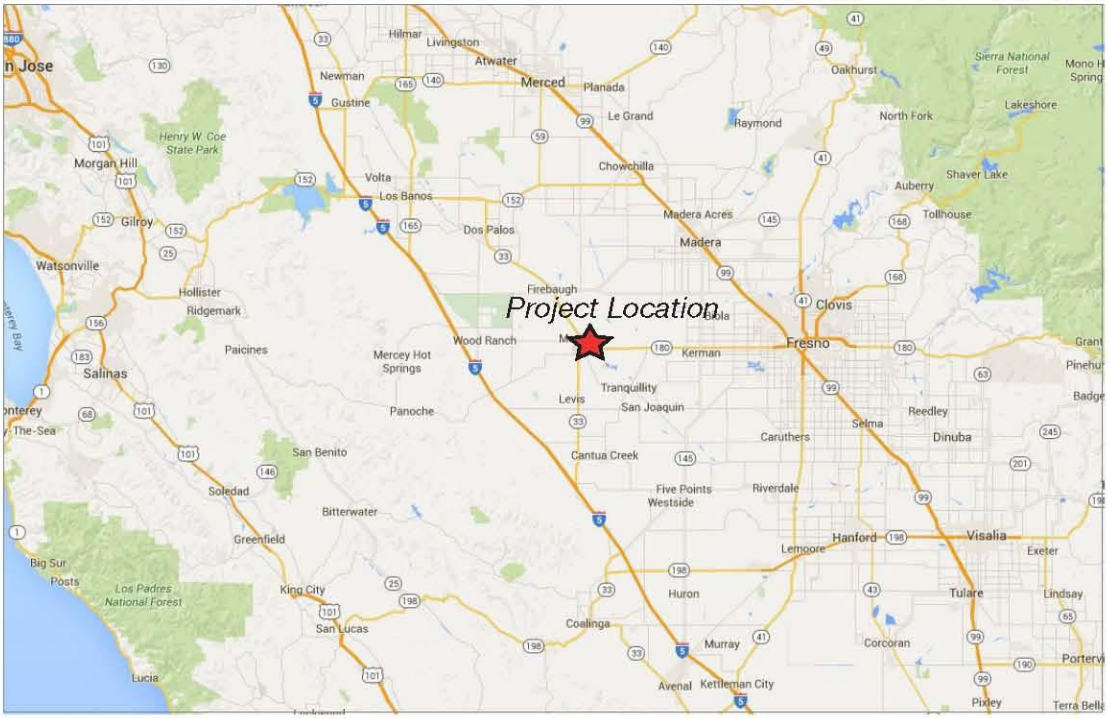
Primary noise sources include the state highways, local roads, the railroad corridor, the airport, and routine noise associated with urban and agricultural uses.

REQUIRED COUNTY/CITY APPROVALS

Following a recommendation from the Planning Commission, the City Council must approve a General Plan Amendment to incorporate the 2015-2023 Multi-Jurisdictional Housing Element into the General Plan.

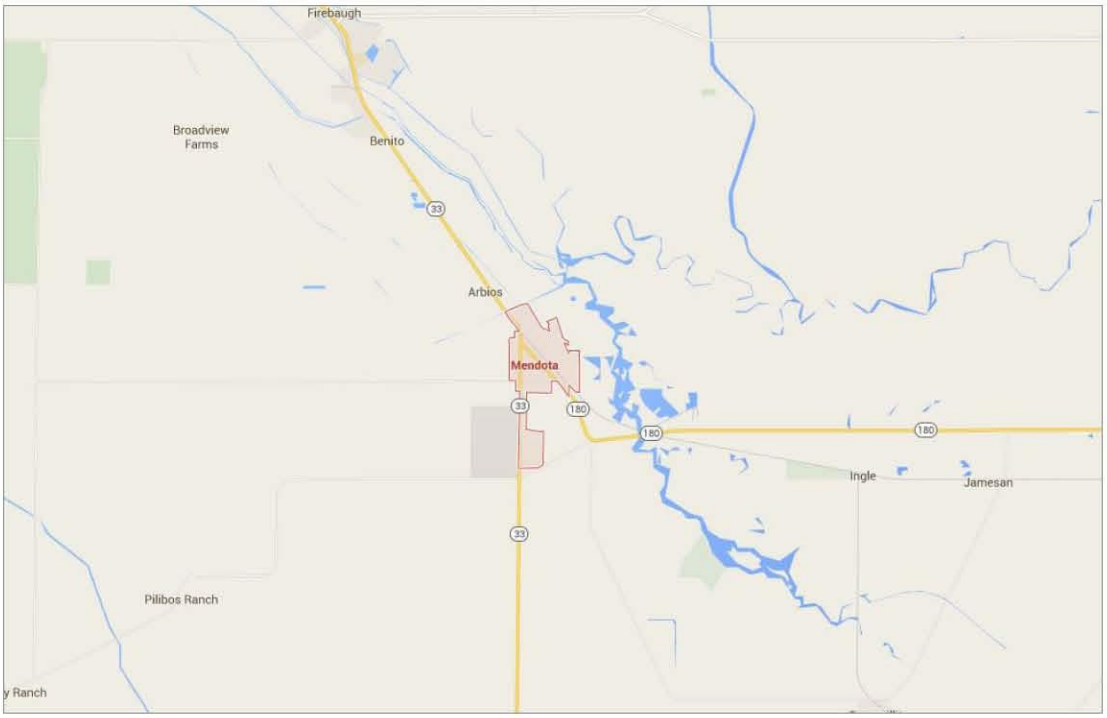
OTHER AGENCY APPROVALS

The State of California, Department of Housing and Community Development (HCD) is required to review the Housing Element for compliance with State law (Article 10.6 of the California Government Code) but does not have actual approval authority over the Project. No other jurisdiction has approval authority over any part of the Housing Element.



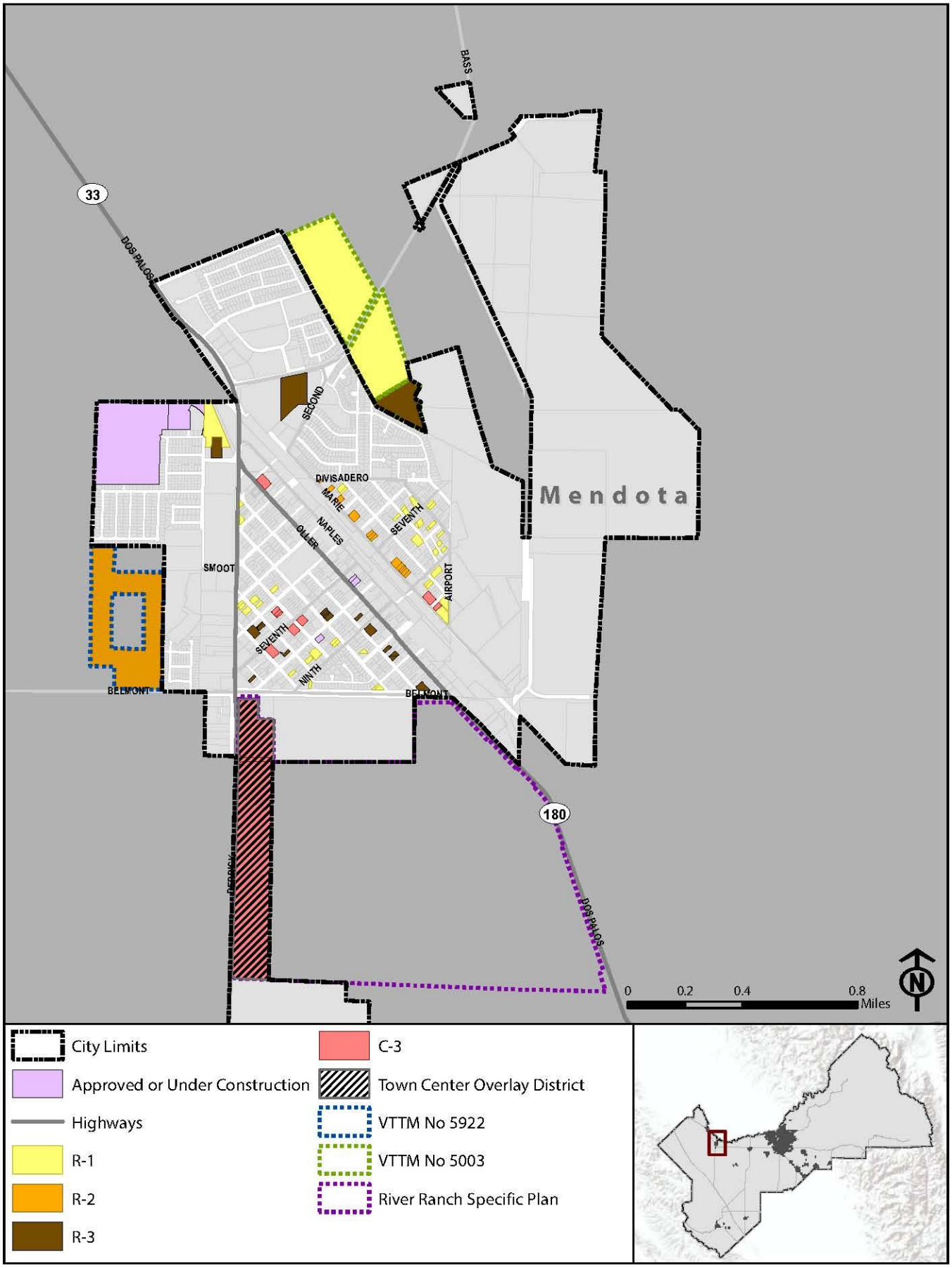
Source: Google Maps

Regional



Source: Google Maps

Vicinity



Source: Fresno County Multi-Jurisdictional Housing Element: Figure 2H-1

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

☐	Aesthetics	☐	Agriculture Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Geology /Soils
☐	Hazards & Hazardous Materials	☐	Hydrology / Water Quality	☐	Land Use / Planning
☐	Mineral Resources	☐	Noise	☐	Population / Housing
☐	Public Services	☐	Recreation	☐	Transportation/Traffic
☐	Utilities / Service Systems	☐	Mandatory Findings of Significance		

DETERMINATION

On the basis of this initial evaluation:

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

☐ I find that although the proposed project could have a significant effect on the environment, there would 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 would 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

December 14, 2015

Date

Jeff O'Neal, City Planner
City of Mendota

1. AESTHETICS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Have a substantial adverse effect on a scenic vista or scenic highway?	☐	☐	☐	☒
B) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
C) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
D) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

A) **No Impact**. According to the City of Mendota General Plan EIR, there are no scenic vistas or scenic highways within or in the vicinity of the Planning Area. There are no designated or eligible scenic highways within or in the vicinity of the Planning Area; therefore, no impacts to scenic vistas or scenic highways could occur.

B) **No Impact**. Scenic resources are isolated, natural, or manmade objects offering a unique visual display to the onlooker, in contrast to the expanse and variety of aesthetic values offered in scenic vistas. According to the General Plan EIR, there are no significant trees, rocks outcroppings, or other scenic resources within the Planning Area; therefore, implementation of the proposed Housing Element will not result in any impact related to scenic resources.

C) **Less than Significant Impact.** Visual character is the composite physical values of a structure or structures, in context of the built and/or natural environment, that include architectural treatment, landscaping, location, and the intangible qualities such as historical context or uniqueness that establish a thematic visual display for the onlooker when viewing the location. Above most environmental issues, defining visual character is generally subjective, relying on the opinion of the onlooker coupled with the expertise and institutional knowledge of the local jurisdiction to define the visual character of an area or property. Future development implemented through the policies of the Housing Element will have the effect of changing the visual character of each Inventory Site by introducing a new element to each location. The residential Inventory Sites are generally surrounded by single family residential uses that are one to two stories in height and mixed-use Inventory Sites are generally surrounded by residential and commercial use. If the change in the visual character or quality of an Inventory Site, in context of the existing visual character and quality of the surrounding environment, can be perceived as 'degrading', then the effect of the project may result in potentially significant impacts. Similar to the impacts resulting from adverse changes to scenic values of vistas and isolate resources, adverse changes to the visual character of an area can reduce the quality of life for occupants and visitors of the area, reduce the uniqueness or singularity of the viewing experience, and/or reduce the historical and/or communal value of the visual setting.

The General Plan EIR states that implementation of the General Plan would result in alterations to the existing landscape characteristics of the City as intensification of land uses occurs within the city. With implementation of General Plan Policies listed below, impacts were determined to be less than significant.

OSC-8.1 Designate areas of scenic interest within the City and surrounding areas. These may include scenic vistas, agricultural landscapes, scenic highways and scenic areas within and around Mendota.

OSC-8.9 Encourage land uses to provide and maintain aesthetically-appealing landscaping.

LU-1.2 The Land Use Diagram shall be periodically reviewed to ensure that adequate mix of residential, commercial and industrial land is designated to meet the present and future needs of residents of the City and to maintain the City's economic vitality.

LU-1.5 Where differing land uses abut one another, promote land use compatibility with buffering techniques such as landscaping, setbacks, screening and, where necessary, construction of sound walls.

LU-1.8 Improve the community's physical appearance through creative planning, (such as utilizing planning principles of smart growth and sustainability), the redevelopment of infill areas and the design of future development areas. The use of design principles will be encouraged, as will site plans that include trails, open space and similar amenities.

LU-1.9 New development shall consider the quality of scale, building design and exterior materials, signage, landscaping and proximity to services, shopping, parks and schools.

LU-3.1 Aesthetics, visual quality and character defining features of the community shall be maintained with development standards for landscaping, setbacks, signs, fencing and other visual characteristics of development.

LU-3.2 New development outside the downtown core shall be consistent with the scale, appearance and rural character of Mendota's neighborhoods.

LU-3.5 The character of the community should be enhanced through City beautification programs and the elimination / prevention of blight.

In addition, General Plan Policies OSC-6-1 through OSC-6-14 call for the protection and maintenance of historic buildings and other cultural features within the community.

The proposed Housing Element does not include any changes to the General Plan land use designations of the Inventory Sites. Thus, impacts associated with potential development of the proposed Inventory Sites will remain within the scope of analysis in the General Plan EIR. Future development of any individual Inventory Site will be subject to project-specific review pursuant to CEQA. Thus, future development on the Inventory Sites will be subject to applicable General Plan Policies and zoning regulations related to height, mass and scale, architectural style, materials, landscaping, and a variety of other standards that will ensure future housing development is consistent with the visual character intended for the area. Impacts due to changes to visual character or quality will be less than significant with adherence to existing regulations.

D) **Less than Significant Impact.** Future development guided by the implementation of the proposed Housing Element will result in new sources of light and glare. Outdoor lighting will be required in parking lots and pedestrian pathways for security purposes and may be included as accent lighting in landscaping and architectural features. Indoor lighting will also likely be visible through windows. Lighting associated with vehicle travel to and from the Inventory Sites will also be generated. Outdoor lighting when viewed at night can result in glare that can be defined as "excessive, uncontrolled brightness" from a luminaire, defined as "a complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps and ballast (where applicable), and to connect the lamps to the power supply" by the National

Electrical Code (NEC).[3] [4] Glare can also occur during the day due to light reflecting off building materials such as highly-polished metal and reflective glass. Inappropriate installation of light and reflective materials in future housing could result in effects on nighttime and daytime views through scattering excessive light in the viewers' eyes, causing a partial or complete inability to see. The effects of excessive light and glare can result in nuisance impacts ranging from viewer annoyance or an inability to see features in the night sky, to health and safety impacts such as temporary blindness while operating a motor vehicle.

The General Plan EIR determined that impacts related to light and glare would be less than significant with implementation of General Plan Policy OSC-8.8, which requires land uses to limit glare, spillage of light off-site, upward illumination, and sky glow. Implementation of the lighting requirements of the General Plan will ensure that lighting is appropriately designed to provide necessary security while not creating undue nuisance or hazards for people at surrounding properties or on roadways in the vicinity of the Inventory Sites. Furthermore, future housing will be subject to standards enumerated in the code or other document, requiring review by staff or the architectural review board that will limit the use of metal in accent features, as opposed to primary architectural features, thereby minimizing the potential for daytime glare. Impacts to daytime and nighttime views will be less than significant with implementation of exiting regulatory requirements.

[3] Lighting Research Center. National Lighting Product Information Program. Lighting Answers: What is Glare? http://www.lrc.rpi.edu/programs/nlpip/lightinganswers/lightpollution/glare.asp [November 18, 2015]

[4] National Electrical Code. Article 100. 2014

2. AGRICULTURAL RESOURCES

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

A) **Less than Significant Impact.** According to the State of California Department of Conservation, Inventory Sites located within the Sphere of Influence to the west and north of the city are located on Farmland of Local Importance.[5] These Inventory Sites are not located within city boundaries and have been identified in the Housing Element as Inventory Sites to facilitate future annexation and development. According to the General Plan EIR, General Plan build out would result in the loss of approximately 855.73 acres of important farmland within the existing city limits and approximately 5,093 acres within the City's proposed Sphere of Influence (SOI) resulting in a significant impact. General Plan Policies, listed below, have been implemented to minimize the effects of agricultural land conversion.

OSC-4.1 Encourage the continued agricultural use of land designated for urban use within the Planning Area until it is needed for urban development.

[5] State of California. Department of Conservation. California Important Farmland Finder. http://maps.conservation.ca.gov/ciff/ciff.html [December 15, 2015]

OSC-4.2 Preserve a buffer between Mendota and neighboring agricultural lands to minimize conflicts between agricultural and urban uses, consistent with the buffer shown on the General Plan Land Use Diagram.

OSC-4.3 The City of Mendota will continue to coordinate planning efforts with Fresno County to ensure that a buffer is preserved between urban development in the City and agricultural lands in the unincorporated County.

The proposed Housing Element does not include any changes to the General Plan land use designations of the Inventory Sites. Thus, impacts associated with potential development of the proposed Inventory Sites will remain within the scope of analysis in the General Plan EIR. Future development of any individual Inventory Site will be subject to project-specific review pursuant to CEQA. Thus, future development on the Inventory Sites will be subject to applicable General Plan Policies related to conversion of agricultural land. Impacts related to the conversion of important farmland will be less than significant.

B) **Less than Significant Impact**. According to the state Williamson Act Map, properties within the Planning Area are currently preserved for agricultural uses pursuant to Williamson Act contracts.[6] None of the Inventory Sites are currently enrolled in Williamson Contracts. The General Plan EIR found that impacts related to the loss of land under Williamson Act contract will be significant and unavoidable. The proposed Housing Element does not propose the re-zoning or re-designation of any Inventory Sites and does not identify any site not analyzed in the General Plan EIR. General Plan Policies listed below have been implemented to minimize the effects of agricultural land conversion.

OSC-5.3 Ensure that private and public landowners of historic and productive agricultural lands may keep their land in agricultural use through such techniques as contractual protection (conservation easements, Williamson Act and Farmland Security Zone contracts), agricultural zoning and with assistance of Right-to-Farm ordinances.

OSC-5.4 The City shall prepare and adopt a set of policies that govern the administration of Williamson Act Contracts within the City sphere of influence.

Future development consistent with the proposed Housing Element will be subject to General Plan Policies related to the development of land under a Williamson Act contract and will be subject to City review and approval. Therefore, implementation of the proposed Housing Element will not result in increased impacts as analyzed in the General Plan EIR. Impacts related to the loss of land under Williamson Act contract will be less than significant.

C-D) **No Impact.** Public Resources Code §12220(g) identifies forest land as 'land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.' There is no forest land located on or in the vicinity of any proposed Inventory Site. Forest land, regardless of its productive capabilities or management potential as a resource, is important to the regional and global environment. Forests provide watershed stability, wildlife shelter and habitat, oxygen, soil nutrients, and carbon dioxide sinks, serving as a multi-faceted and integral part of the broader ecosystem. Considering that the proposed Housing Element will not result in direct loss or substantial changes to the National Forest of Forests, no impacts will result.

E) **Less than Significant Impact.** As discussed above, there is no forest land within the Planning Area or on the Inventory Sites. However, important farmland and/or Williamson Act Contracted properties are located within or in vicinity of the Planning Area. General Plan Policies discussed above will reduce conflicts with adjacent agricultural operations that could lead to premature conversion of agricultural lands to non-agricultural use. Considering that the proposed Housing Element will not result in the indirect conversion of agricultural or forest land to non-agricultural or non-forest uses, impacts will be less than significant.

6 California Department of Conservation. Fresno County Williamson Act FY 2012/2013 Sheet 1 of 2.

3. AIR QUALITY

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

	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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
C) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
D) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
E) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

A-C) **Less than Significant Impact.** The City of Mendota is located within the San Joaquin Valley Air Basin (Basin) that is managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD).[7] The SJVAPCD comprises the Counties of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, and Tulare, and the San Joaquin Valley Air Basin portion of Kern County. Due to meteorological, geographical, and topographical conditions in the Central Valley that result in a low tolerance for air pollution in the Basin, the Basin exhibits air pollution at levels comparable to that of the South Coast Air Basin despite the population of the Central Valley less than one-tenth that of the greater Los Angeles region, demonstrating the unique air quality challenges faced by SJVAPCD. Future housing developed in accordance with the goals and policies of the Housing Element will have the effect of contributing incrementally to the mobile, energy, and area sources that cumulatively contribute to criteria pollutant levels and associated air pollution in the Basin. The SJVAPCD is responsible for preparing the various pollution control Plans and Maintenance Plans that constitute the Air Quality Management Plan (AQMP) for the Basin. The AQMP includes strategies and control measures to reduce and/or maintain the effects that construction and operation of various uses within the Basin have on regional air quality. The effects of future housing development on regional air quality could result in potentially significant impacts on the health of residents if it is determined that a project's individual contribution to cumulative air pollution levels is considerable by exceeding the annual emissions thresholds established by the SJVAPCD in its *Guidance for Assessing and Mitigating Air Quality Impacts* and, furthermore, would be determined to potentially conflict with implementation of the AQMP.[8] Criteria pollutants can directly damage the environment, both natural and man-made. Impacts to human health include a variety of acute and chronic respiratory illnesses.

The SJVAPCD *Guidance* identifies procedures for evaluating projects through a screening process that removes the need for full air quality review where, based on analysis documented by the SJVAPCD, projects meeting certain criteria are determined

[7] San Joaquin Valley Air Pollution Control District. About the District. http://www.valleyair.org/General_info/aboutdist.htm [November 16, 2015]

[8] San Joaquin Valley Air Pollution Control District. Guidance for Assessing and Mitigating Air Quality Impacts. March 2015

to not have a substantial effect on air quality but cannot be found exempt from environmental analysis pursuant to CEQA. The SJVAPCD *Small Project Analysis Level* (SPAL) guidelines identify screening thresholds for single-family, multi-family, retirement community, and manufactured housing projects based on traffic generation and number of dwelling units. The daily traffic generation screening threshold is established at 1,453 daily trips. Dwelling unit thresholds range from 152 units for single-family residential projects to 460 units for retirement communities. Projects not meeting the SPAL screening threshold are then afforded the Cursory Analysis Level (CAL) procedure that requires project-specific, quantitative emissions modeling that includes construction-related and operational criteria pollutant emissions, carbon monoxide hotspot screening and/or modeling, and assessment of hazardous air pollutant emissions before determining if mitigation is required. The CAL process is generally applicable to projects that do not require an Environmental Impact Report (EIR) and are therefore not subject to the Full Analysis Level (FAL) process.

Development of future housing will be subject to environmental evaluation for exemption and potential analysis pursuant to CEQA upon application for entitlement permits. Projects found to be exempt from CEQA will not have a significant impact on the environment as declared by state legislation. Other projects will be subject to standard analysis and mitigation if required.

General Plan Policies OSC-10.1 through OSC-10.4 require consistency with the SJVAPCD AQMP, encouraging the use of vegetative buffers, requiring the use of best management practices that minimize impacts to air quality during construction, and requiring the City to implement a site development permit process using CEQA in the review of potential development projects. According to the General Plan EIR, implementation of General Plan Policies OSC-10.1 through OSC-10.4 will ensure that impacts related to short-term construction emissions will be less than significant.

Implementation of General Plan Policies OSC-10.4 through OSC-10.17 will reduce long-term emissions by promoting pedestrian-scale environments that reduce the dependence on automobiles, encouraging infill development while maintaining the character and quality of the surrounding neighborhood, encouraging a reduction in energy consumption, encouraging sustainable design strategies, and encouraging transportation projects to be consistent with air quality goals and policies of the General Plan.

The General Plan EIR concluded that build out of the General Plan will be inconsistent with the air district's air quality management plans and will result in substantial increases in criteria pollutant emissions within the air basin. The proposed Housing Element does not propose any land use changes or designate any Inventory Sites that were not already analyzed in the General Plan EIR. Therefore, long term impacts in the Planning Area have already been contemplated, and the proposed Housing Element will not result in impacts that are greater than those contemplated in the General Plan EIR. In addition, future development of the proposed Inventory Sites will be subject to the Goals and Policies of the General Plan and will be subject to environmental evaluation for exemption and potential analysis pursuant to CEQA. Impacts related to implementation of the proposed Housing Element will be less than significant.

D) **Less than Significant Impact.** Common sensitive receptors include children under age 14, the elderly over age 65, athletes, and people with cardiovascular and chronic respiratory diseases. Each of the Inventory Sites is surrounded by residential uses. Future housing projects are not considered uses that emit substantial levels of hazardous air pollutants that could have an effect on the environment such that potentially significant impacts will occur. According to the EPA, there are no toxic air emitters within the City of Mendota.[9] Impacts to sensitive receptors will be less than significant.

E) **Less than Significant Impact.** Residential land uses do not generate objectionable odors that could impact a substantial number of people, and there are no sources of objectionable odors located in the vicinity of any Inventory Site identified in the proposed Housing Element.; therefore, future housing development is not likely to result in exposure of a substantial number of people to objectionable odors. Impacts will be less than significant.

[9] United States Environmental Protection Agency. Envirofacts. http://oaspub.epa.gov/enviro/envirofacts.quickstart?pSearch=Map%20Recentered&minx=-120.480194&miny=36.727328&maxx=-120.293427&maxy=36.789216&ve=12,36.758272,-120.386810 [December 15, 2015]

4. BIOLOGICAL RESOURCES

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 Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
B) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☒	☐
C) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
D) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
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?	☐	☐	☐	☒

A) **Less than Significant Impact.** According to the General Plan EIR, there have been recorded occurrences of 20 special-status plant species and 34 special-status animal species within five miles of the Planning Area. Construction of future housing on the Inventory Sites could have the effect of removing or disturbing habitat, potentially resulting in harm to sensitive species during its removal or indirectly if the habitat is used for foraging or for other means of sustenance. Occupancy of the homes can result in effects on sensitive species and habitat by introducing human activities and domestic animals that can result in harm or habitat loss. The impacts that can result due to harm or loss of sensitive species are most easily understood as the results of upsetting a piece of an intricately balanced and interdependent ecology that can result in cumulative impacts on other species, including humans, as the ecosystem adjusts to environmental pressures such as imbalances in predator and prey ratios or further loss or changes in habitat as species adjust.

The General Plan EIR states that suitable habitat for listed plant and animal species could be indirectly impacted by development under the General Plan through increased human/wildlife interactions, habitat fragmentation, encroachment by

exotic weeds, and area-wide changes in surface water flows due to development of previously undeveloped areas. To ensure that impacts to special-status species are avoided or reduced to less than significant levels, General Plan Policies OSC-7.1 through OSC-7.9 have been implemented. According to the General Plan EIR, General Plan Policies OSC-7.1 through OSC-7.9 requiring a biological resources evaluation for private and public development projects within biologically sensitive areas, requiring mitigation of impacts to special-status species, encouraging the creation of habitat preserves, requiring the adoption of a Noxious Weed Ordinance, and adopting policies to establish protection and mitigation for impacts to Swainson's hawk would ensure that potential impacts to listed special-status species and their habitat would be less than significant.

The proposed Housing Element update does not include any changes to the land use designations of the Inventory Sites and does not propose any Inventory Sites that were not previously analyzed in the General Plan EIR; thus, impacts associated with potential development of the Inventory Sites will remain within the scope of analysis certified in the General Plan EIR. Future development of the Inventory Sites will be subject to project-specific environmental review pursuant to CEQA, as applicable. Considering that the General Plan EIR analyzed impacts to sensitive species and impacts were found to be less than significant with incorporation of General Plan Policies, and that the proposed Housing Element will not result in increased impacts than those previously contemplated in the General Plan EIR, impacts will be less than significant.

B-C) **Less than Significant Impact.** According to the National Wetlands Inventory, riparian and wetlands are located to the east and southeast of the City of Mendota.[10]. These resources are sensitive due to the important habitat they provide for a variety of species and their role in the natural treatment and conveyance of water. Future development of these sites could result in direct effects to these resources through habitat removal or the disruption of the resources natural function, or indirectly by generating noise, lighting, urban runoff, and other activities that could result in effects on how the resource is used by species. Potential impacts are similar to those resulting from effects on sensitive species, namely upset to the ecosystem due to changes in the balance of species and habitat. None of the Inventory Sites are located on wetland or riparian habitat.

The General Plan EIR determined that implementation of General Plan Policy OSC-7.9 will minimize potential direct and indirect impacts resulting from future development within the City to less than significant levels. General Plan Policy OSC-7.9 requires that new development fully mitigate wetland loss of function and value in regulated wetlands through any combination of avoidance, minimization, or compensation. The proposed Housing Element update does not include any changes to the land use designations of the Inventory Sites; thus, impacts associated with potential development of the Inventory Sites will remain within the scope of analysis certified in the General Plan EIR. Incorporation of the General Plan Policy discussed above will ensure that impacts to riparian and wetland resources resulting from future development of housing will be less than significant.

D) **Less than Significant Impact.** According to the General Plan EIR, existing open space and agricultural lands will provide adequate opportunity for wildlife migration. The General Plan EIR concluded that impacts to wildlife movement will be less than significant with implementation of General Plan Policies. General Plan Policies OSC-1.1 through OSC-1.3 provide protective policies to open space and agricultural and biological resources that will ensure that movement areas for wildlife and dispersal areas for plant life are maintained in future planning processes; therefore, less than significant impacts will occur as a result of development of any Inventory Site. All linear water bodies serve as corridors for terrestrial and aquatic species to migrate, and other water bodies can serve as nodes along the Pacific Flyway that accommodate the seasonal movement of avian species between Canada and South America. Wildlife corridors and the movement of animals are important in maintaining genetic diversity, accommodating mating patterns, and ensuring that seasonal behavior is not interrupted. As discussed in Issue 4.B-C, future development of Inventory Sites will not result in significant impacts to any creeks, rivers, or other water bodies with incorporation of General Plan Policies; thus, creeks, rivers, and the like will remain open as wildlife corridors. Impacts will be less than significant.

[10] U.S. Fish and Wildlife Service. National Wetlands Inventory. Wetlands Mapper. http://www.fws.gov/wetlands/Data/Mapper.html [December 5, 2015]

E) **No Impact.** According to the General Plan EIR, the City of Mendota has not adopted local ordinances or regulations pertaining to biological resources; therefore, implementation of the proposed Housing Element will not conflict with any locally adopted ordinance or regulation. No impact will result.

F) **No Impact.** The Planning Area is not located within a Natural Community Conservation Plan (NCCP). The Planning Area is located within the boundaries of the Pacific Gas and Electric Company (PG&E) San Joaquin Valley Operation and Maintenance Habitat Conservation Plan (HCP). PG&E's service area encompasses approximately 70,000 square miles in 48 of the 58 counties in California. The HCP addresses small-scale temporary effects due to operation and maintenance of the service area that are dispersed over a large geographic area. The activities covered in the HCP include two categories of activities for which PG&E requests take authorization conducted in accordance with CPUC requirements: operation and maintenance activities and minor construction activities. Although the City is located within the HCP boundary, the HCP covers only PG&E-related operation and maintenance and construction activities and does not cover any other facilities or activities. Therefore, implementation of the proposed Housing Element will not conflict with the intent of the HCP. No impact will occur.

5. CULTURAL RESOURCES

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 as defined in Section 15064.5?	☐	☐	☒	☐
B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☒	☐
C) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
D) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

A) **Less than Significant Impact.** According to the General Plan EIR, portions of the Planning Area contain two historic sites identified as P-10-005364 (the Cervantes Property) and P-10-005365 (the Marchini Property). These two historic properties will not be impacted by the proposed Housing Element. Historic resources are important to the knowledge of the past of California and the region while forming a portion of the character of the City that creates a sense of place and identity. Effects that result in the loss of historic structures, properties, or districts can result in impacts that include the loss of cultural identity, loss of unique engineering, architectural, or artistic works, and loss of unique, irreplaceable components of the sense of place that forms a cultural environment. General Plan Policies listed below have been implemented to reduce the impacts to historical structures to less-than-significant levels.

OSC-6.1 Establish and promote programs that identify, maintain and protect buildings, sites, or other features of the landscape possessing historic or cultural significance.

OSC-6.2 Develop and regularly update a comprehensive historic resources inventory, coordinating with other agencies as necessary. The inventory will contain a list of all historically significant properties, as well as historic and archaeological resources, within the City of Mendota and its Sphere of Influence, including a map depicting their locations.

OSC-6.4 Maintain and enhance the historic character of the City of Mendota by establishing review procedures for the remodeling and reconstruction of buildings and other structures.

OSC-6.5 Promote the integration or maintenance of historically accurate designs and features in residential and commercial structures, including information on the restoration and adaptive reuse of historic buildings

B) **Less than Significant Impact.** According to the General Plan EIR, a cultural records search was conducted by the Southern San Joaquin Valley Historical Resources Information Center (HRIC) at California State University, Bakersfield for the Mendota Planning Area. The records search found no known cultural resources within the Planning Area or within a half-mile radius that is listed in the National Register of Historic Places, California Register of Historical Resources, California Points of Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.

Similar to the potential impacts resulting from the effects of future housing development on historical resources, impacts to archaeological resources can result in the loss of information important to the history (and potentially the pre-history) of California and the people who created and/or used the resources. The potential for uncovering significant resources at Inventory Site locations during construction activities is unknown given that no such resources have been discovered and/or recorded previously. In the unlikely event that archaeological resources are uncovered, implementation of General Plan Policies will ensure that uncovered resources are recorded, evaluated, left in place if possible, and/or curated as recommended by a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Qualifications and Standards. Impacts to buried archaeological resources will be less than significant with the implementation of the following General Plan Policies.

OSC-6.7 Require cultural resources studies (i.e. archaeological and historical investigations) for all applicable discretionary projects, in accordance with CEQA regulations. The studies should identify cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide mitigation measures for any resources in the project area that cannot be avoided. Cultural resources studies shall be completed by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology**.**

OSC-6.8 If, during the course of construction cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) are discovered work shall be halted immediately within 50 feet of the discovery, the City of Mendota Planning Department shall be notified, and a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to determine the significance of the discovery.

OSC-6.9 The City of Mendota and a project applicant shall consider mitigation recommendations presented by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology for any unanticipated discoveries. The City and a project applicant shall consult and agree upon implementation of a measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project proponent shall be required to implement any mitigation necessary for the protection of cultural resources.

OSC-6.11 Prior to the commencement of project ground disturbing activities, all construction personnel shall be informed of the type(s) of cultural resources that might be inadvertently uncovered in the area and protocols to be implemented to protect Native American human remains and any subsurface cultural resources.

C) **Less than Significant Impact.** According to the General Plan EIR, there are no known geological resources and/or unique geological features located within the Inventory Sites. The potential for uncovering significant paleontological resources at the Inventory Sites during construction activities is unknown given that no such resources have been previously discovered and/or recorded. In the unlikely event that paleontological resources are uncovered, implementation of General Plan Policies will ensure that uncovered paleontological resources are evaluated, salvaged, and curated as recommended by a qualified professional paleontologist who meets the qualifications set forth by the Society of Vertebrate Paleontology. Impacts to buried paleontological resources will be less than significant with the implementation of the following General Plan Policies.

OSC-6.12 Require paleontological studies for all applicable discretionary projects. The studies should identify paleontological resources in the project area, and provide mitigation measures for any resources in the project area that cannot be avoided.

OSC-6.13 Should any potentially unique paleontological resources (fossils) be encountered during development activities, work shall be halted immediately within 50 feet of the discovery, the City of Mendota Planning

Department shall be immediately notified, and a qualified paleontologist shall be retained to determine the significance of the discovery.

OSC-6.14 The City and a project applicant shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries. The City and a project applicant shall consult and agree upon implementation of a measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project proponent shall be required to implement any mitigation necessary for the protection of paleontological resources

D) **Less than Significant Impact.** Future development of the proposed Inventory Sites that requires site preparation and earthmoving activities has the unlikely potential to uncover buried or surficial human remains outside of a recognized cemetery or other burial location. Construction activities that result in disturbing or destroying human remains could result in impacts to our knowledge of the burial practices of the people who were buried, the people who buried the remains, and the pre-historic or historic context and circumstances under which the buried became deceased. Should human remains be discovered, the contractor is required to comply with Health and Safety Code §7050.5. This requires halting work in the immediate area of the find and notifying the County Coroner, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, the Coroner is required to contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Implementation of existing regulations will ensure that any discovered remains are appropriately collected and examined for any significant information that can be elicited. Potential impacts due to effects on human remains will be less than significant with adherence to existing regulations.

6. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
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 Chapter 18 of the most recently adopted California Building Code, creating substantial 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?	☐	☐	☒	☐

A, C-D) **Less than Significant Impact.** According to the General Plan EIR, potentially hazardous geological and soils conditions occur in the Planning Area that include fault rupture, severe seismic activity, subsidence, collapse, and lateral spreading, although risk due to liquefaction and landslide would be minimal. Development sites subject to one or more of these conditions can have the effect of disturbing or destabilizing geologic units or soils such that hazards or hazardous conditions are initiated, thereby resulting in potential impacts to properties in the vicinity of the project. Potential impacts to properties within the vicinity and inclusive of the development include property destruction, injury, and loss of life depending on the severity of the impact. Geological and soils hazards of concern are summarized below as described in the Fresno County General Plan EIR, supplemented by additional data.[11]

[11] Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

- **Fault Rupture:** There are active and potentially active faults within and adjacent to Fresno County. Faults within Fresno County and major active and potentially active faults in the region are described in Section 14.3 of the County's General Plan EIR. The Nunez and Ortigalita faults are located near Coalinga and Panoche in the West Valley and have been designated Alquist-Priolo Earthquake Fault Zones (EFZ). An active fault may pose a risk of surface fault rupture. Surface rupture occurs when movement on a fault deep within the earth breaks through to the surface. Fault rupture typically follows preexisting faults and the rupture may occur suddenly during an earthquake or slowly in the form of a fault creep.
- **Seismic Ground Shaking:** Most of Fresno County east of Interstate 5 (I-5) is located in Seismic Zone 3 pursuant to the California Building Code. Areas in the Coast Range and foothills and an area along the Fresno County-Inyo County boundary are located in Seismic Zone 4. Groundshaking is the primary seismic hazard in Fresno County, because of the seismic setting and record of historical activity. Urbanized locations in the East Valley, West Valley, and Sierra Nevada Foothills are subject to less intense seismic effects than locations in the Coast Range Foothills and Sierra Nevada Mountains.
- **Expansive Soils:** Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. Expansion is measured by shrink-swell potential defined by the relative volume change in soil while gaining in moisture. If the shrink-swell potential is rated moderate to high, damage to buildings, roads, and other structures can occur. Soils exhibiting a high to moderately high shrink-swell potential generally occur in a linear, northwest-trending area generally parallel to the Friant-Kern Canal foothills in Kings Canyon National Park of the Sierra Nevada and along Fresno Slough from Madera County to Kings County. Investigations conducted under the auspices of the Natural Resource Conservation Service (NRCS) for the Westlands Water District have identified areas of expansive soils generally parallel the San Luis Drain.

Future housing developed pursuant to the policies of the proposed Housing Element will be subject to the requirements of the California Building Code (CBC) as adopted by the City, including preparation of a soils report. The CBC requires analysis of soils and application of engineering standards to ensure project sites are made suitable for building construction, particularly in regard to foundation design. Typical foundation design requirements to prevent failure due to the effects of geological hazards include post-tensioning due to lateral spreading/collapse, installation of piles due to liquefaction, dewatering or pre-saturation due to expansive soils, and installation of geomats due to landslides. Foundation and structural design for proposed development of the Inventory Sites will be subject to analysis and design recommendations by a licensed geotechnical engineer for review and approval by the City. In addition, implementation of General Plan Policies S-3.1 and S-3.2, requiring conformance with CBC requirements, preparation of project-specific soils and geologic-seismic analysis will ensure that impacts due to geological and soils hazards will be less than significant.

B) **Less than Significant Impact.** Natural forces, both chemical and physical, are continually at work breaking down and moving rocks, minerals, and soils. Erosion poses environmental hazards through the effect of removing soils that can undermine roads and buildings and destabilize slopes. Erosion can also result in environmental damage by depositing soils in reservoirs, lakes, and drainage structures that can result in impacts to wildlife and human health by changing the ecological properties or the physical boundaries of the water body or drainage control device. In the eastern Fresno County area, soils exhibiting moderately high to high erosion potential are located in the Sierra Nevada and its foothills, generally coinciding with slopes that exceed 30 percent, although most areas are not substantially populated. Within the Valley, erosion is generally not problematic except for areas containing *Rossi* soils east of the Fresno Slough. Severe erosion potential has also been identified along the San Joaquin River Bluff where widely spaced gullies have eroded soils from subsiding floodwaters that drain into the main flood control channel. In western Fresno County, most soils associated with the *Kettleman* series generally located west of I-5 in the Coast Range foothills could be subject to moderate to severe sheet and gully erosion potential. *Panoche* and *Panhill* soils are classified as exhibiting no erosion under natural conditions, but their physical properties are particularly susceptible to erosion as a result of human activity. These soils are located extensively throughout western Fresno County and are especially prevalent in areas of young alluvial fans. Impacts will be less than significant with compliance with Federal and State regulations limiting erosion pursuant to NPDES requirements, SJVAPCD rules, and local implementation requirements associated with these regulations.

E) **Less than Significant Impact.** Municipal Code §13.8.020 (Sewer connection required) requires that any building or structure within the boundaries of any lot within the city be connected with a public sewer within 30 days after the time when a public sewer line is brought within 100 feet of said property. All existing cesspools and septic tanks within the City must be rendered inoperable and either backfilled or steps must be taken to render them sanitary and safe by the city's inspector. General Plan Policy LU-13.5 requires that annexation areas prepare Municipal Services Plans as part of the land entitlement process including sewer. General Plan Policy LU-14.1 requires that the City plan for the expansion of needed water and sewer infrastructure. Impacts will be less than significant.

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7. GREENHOUSE GAS EMISSIONS

		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?	☐	☐	☒	☐

A-B) **Less than Significant Impact.** Climate change is the distinct change in measures of climate over a long period of time. Climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. Natural changes in climate can be caused by indirect processes such as changes in the Earth's orbit around the Sun or direct changes within the climate system itself (i.e. changes in ocean circulation). Human activities can affect the atmosphere through emissions of greenhouse gases (GHG) and changes to the planet's surface. Human activities that produce GHGs are the burning of fossil fuels (coal, oil and natural gas for heating and electricity, gasoline and diesel for transportation); methane from landfill wastes, raising livestock, and deforestation activities; and some agricultural practices.[12]

Greenhouse gases differ from other emissions in that they contribute to the "greenhouse effect." The greenhouse effect is a natural occurrence that helps regulate the temperature of the planet. The majority of radiation from the sun hits the Earth's surface and warms it. The surface in turn radiates heat back towards the atmosphere, known as infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping back into space and re-radiate it in all directions. This process is essential to supporting life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat, thereby contributing to an average increase in the Earth's temperature. Greenhouse gases occur naturally and from human activities. Greenhouse gases produced by human activities include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). Since 1750, it is estimated that the concentrations of carbon dioxide, methane, and nitrous oxide in the atmosphere have increased over 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity. Emissions of greenhouse gases affect the atmosphere directly by changing its chemical composition while changes to the land surface indirectly affect the atmosphere by changing the way the Earth absorbs gases from the atmosphere.

In August 2008, the SJVAPCD adopted the Climate Change Action Plan (CCAP). The CCAP required the development of guidance to assist Lead Agencies, project proponents, permit applicants, and interested parties in assessing and reducing project-specific contributions of greenhouse gas emissions and resulting cumulative impacts due global climate change.[13] On December 17, 2009, the SJVAPCD adopted the *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. The guidance relies on the use of performance based standards, otherwise known as Best Performance Standards (BPS), to normalize the effects resulting from project-specific greenhouse gas emissions that contribute to global climate change during the environmental review process, as required by CEQA.

12 United States Environmental Protection Agency. *Frequently Asked Questions About Global Warming and Climate Change. Back to Basics*. April 2009.

13 San Joaquin Valley Air Pollution Control District. Climate Change Action Plan. http://www.valleyair.org/Programs/CCAP/CCAP_menu.htm [November 17, 2015]

Use of the BPS method is designed to streamline the CEQA process for determining significance and is not a mandated emissions reduction program as promulgated by the SJVAPCD. Projects for which the BPS method has been used can be determined to have less than cumulatively significant impacts related to climate change as supported by evidence documented by the SJVAPCD. Otherwise, demonstration of a 29 percent reduction in GHG emissions as compared to future conditions under which the project is operated without GHG reduction methods (known as the Business-as-Usual, or BAU, baseline) is required to find that a project would have an inconsiderable contribution to cumulative global climate change conditions and the resulting impacts to the environment. The guidance does not limit a lead agency's authority to establish its own process for determining the significance of impacts resulting from global climate change or a project's contribution to those impacts.

CONSTRUCTION EMISSIONS

Future development proposed on Inventory Sites will result in short-term greenhouse gas emissions from construction activities. Greenhouse gas emissions would be released by equipment used for demolition, grading, paving, and other construction activities. GHG emissions would also result from worker and vendor trips to and from project sites and from demolition and soil hauling trips. Construction activities are short-term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. In recognition of the temporary character of GHG emissions from construction activities, the SJVAPCD Guidance does not require construction-related GHG emissions to be included in analysis of project-specific climate change impacts.

LONG-TERM EMISSIONS

Future development projects will result in continuous GHG emissions from mobile, area, and other operational sources. Mobile sources, including vehicle trips to and from development projects, will result primarily in emissions of CO_2, with minor emissions of CH_4 and N_2O. The most significant GHG emission from natural gas usage would be CO_2. Electricity usage by future development and indirect usage of electricity for water and wastewater conveyance would result primarily in emissions of carbon dioxide. Disposal of solid waste would result in emissions of methane from the decomposition of waste at landfills, coupled with CO_2 emission from the handling and transport of solid waste. These sources combine to define the long-term greenhouse gas inventory for typical development projects.

Future housing will be constructed on undeveloped and currently-developed but underutilized properties. GHG emissions will be evaluated during the City's standard environmental review process as required by CEQA using the BPS method promulgated by the SJVAPCD. Applicable measures will be incorporated into future projects, ensuring GHG emissions are reduced to levels that will not be considered cumulatively considerable in the context of global climate change and its resultant impacts. Some projects may be required to identify a GHG emissions inventory using regulatory and industry standard methodologies and measures to reduce emissions by 29 percent from BAU levels. GHG reduction measures identified in the Guidance documentation are categorized bicycle/pedestrian/transit, parking, site design, mixed-use, building component, transportation demand, and miscellaneous, each addressing the various operational sources of GHG emissions that are generated by development. Incorporation of BPS will ensure compliance with the regional CCAP and by extension the targets identified in the state Scoping Plan for reduction of GHG emissions. Impacts will be less than significant.

8. HAZARDS AND HAZARDOUS MATERIALS

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 for people residing or working in the project area?	☐	☐	☒	☐
F) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
G) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
H) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

A-D) **Less than Significant Impact.** Residential and mixed-use housing development do not cause or contribute substantially to potential hazards to the public or the environment because these uses do not involve the routine use, transport, or disposal of appreciable amounts of hazardous materials or wastes. For purposes of the following analysis, a "significant hazard to the public or the environment" is characterized by the effects of exposure to hazardous materials and/or wastes from a facility or facilities that are subject to operations-specific federal, state, regional, or local regulations and implementation processes (including permitting, accident contingency, and clean-up requirements) based on the amount of

material or waste undergoing use, transport, or disposal and the resulting impacts to human health or ecosystem functions. Residential uses are characterized by the use of common, widely-available hazardous materials including paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW), which also includes batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Use of common household hazardous materials is not subject to federal or state permitting at the consumer level and it is reasonably foreseeable that upset and accident conditions cannot be met by the use, transport, and disposal of such materials and wastes from future residences. Their use is at such levels as to not have the potential to result in risk of upset or accident that could harm a substantial number of people, including children attending schools in the area, or have a substantial effect on the functions of the local or regional ecosystem.

Hazardous Sites: The proposed Inventory Sites are not listed as hazardous waste and substances sites, leaking underground storage tank sites, solid waste disposal sites, hazardous waste facilities subject to corrective action, or sites regulated by the Regional Water Quality Board.[14] There are four cases of leaking underground storage tanks (LUST) located along Oller Street, with two (located at the southern boundary of the city) located near an identified Inventory Site. The Beacon site (located at 1267 Oller Street) included removal of a former UST, soil and groundwater investigations, and site remediation with a closure date of September 29, 1998.[15] In January 2015, the Central Valley Regional Water Quality Control Board (CVRWQCB) reopened the case after an investigation of the Gonzales Mini Mart LUST (located at 1278 Oller Street) found petroleum hydrocarbons in groundwater that could be from the Beacon Site.[16] A site assessment prepared by Horizon Environmental Inc. in July 2015 and determined that the petroleum hydrocarbons found in the groundwater are likely from the Gonzales site and recommends no further action.[17] However, on November 12, 2015, CVRWQCB requested that the originating plume from the Beacon site be determined. A Work Plan for Additional Groundwater Investigation has been submitted to CVRWQCB. The ground water flows to the east, away from identified Inventory Sites. The Gonzales site submitted a Hydrocarbon-Impacted Site Remediation Report in August 2015 and CVRWQCB review determined that the site may be ready for closure.[18]

General Plan Policy S-5.1 requires that the City require any commercial or industrial use to properly store and dispose of materials in a manner which will prevent leakage, potential explosions, fires, or the escape of harmful gases. General Plan Policy S-5.4 requires that hazardous materials procedures be consistent with Fresno County's Hazardous Waste Management Plan. Further, remediation of groundwater contamination from LUSTs is monitored by CVRWQCB.

Materials and Wastes Transport: Hazardous materials pass through the City in route to other destinations via rail and the surface street system. The major transportation routes through the City include the surface street system and the Union Pacific Railroad (UPRR) rail line. The City does not have designated truck routes; however, trucks would typically travel along main arterial roadways such as Oller Street (State Route 180), Belmont Avenue, and Derrick Avenue (State Route 33). Inventory Sites are located along all Oller Street, Belmont Avenue, Derrick Avenue, and the UPRR. The UPRR bisects Mendota in a general northwest-southeast direction. While train derailment can occur at any time, it is during an earthquake that a derailment and hazardous materials release would pose the greatest risk of hazards. The City has no direct authority to regulate the transport of hazardous materials on local and regional roadways or railways; however, under upset and accident conditions, it is reasonably foreseeable that the most of the spill would be contained within the right-of-way of a roadway with

14 California Environmental Protection Agency. Cortese List Data Resources. http://www.calepa.ca.gov/SiteCleanup/CorteseList/ [December 15, 2015]

15 State Water Resources Control Board. Geotracker. Site Maps/Documents. Beacon S/S #3-363 (T0601900011) https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0601900011 [December 15, 2015]

16 Central Valley Regional Water Quality Control Board. Underground Storage Tank Release, Beacon Station 363, 1267 Oller Street, Mendota, Fresno County, RB Case 5T10000011 https://geotracker.waterboards.ca.gov/regulators/deliverable_documents/5783223032/JAN_16_BEACON_JWH.pdf [December 15, 2015]

17 Horizon Enviornmental, Inc. Additional Site Assessment Report: Former Beacon Station No. 363. https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8962324678/T0601900011.PDF [December 15, 2015]

18 State Water Resources Control Board. Geotracker. Site Maps/Documents. Gonzales Mini Mart (T0601900364) https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0601900364 [December 15, 2015]

minimal chance of hazardous materials or wastes reaching adjacent homes. On the other hand, it is reasonably foreseeable that train derailment would result in extensive impacts to adjacent residents as the train and multiple train cars leave the tracks and violently careen with the adjacent environment. Transportation of hazardous materials and wastes by truck and rail is regulated by the U.S. Department of Transportation (DOT). DOT regulations establish criteria for safe handling procedures. Federal safety standards are also included in the California Administrative Code. The California Health Services Department also regulates the haulers of hazardous waste, but does not regulate all hazardous materials. Although there is some reasonably foreseeable potential for exposure of future residents to hazardous materials and wastes under upset and accident conditions, federal and state regulations are in place with a focus on prevention of accidental releases and measures for appropriate containment and cleanup when accidents occur.

Facilities: According to the EPA, there are three small quantity generators (SQGs) of hazardous wastes operating within and adjacent to Mendota. SQGs generate between 100 kilograms and 1,000 kilograms (approximately 220-2,200 pounds) of hazardous waste per month. AES Mendota (located at 400 Guillen Parkway) is a fossil fuel electric power generator and is in compliance with applicant regulations.[19] Pacific Bell (located at 1658 Seventh Street) is a wireless telecommunications carrier.[20] United Health Centers Mendota (located at 121 Barboza Street) is a health care center.[21] Both the federal government and the State of California require all businesses that handle hazardous materials or extremely hazardous materials to submit a business risk management plan to the local Certified Unified Program Agency (CUPA). The CUPA with jurisdiction in Mendota is the Environmental Health Division of the Fresno County Department of Public Health. The business risk management plan must include an inventory of the hazardous materials and emergency response plans and procedures to be used in the event of a significant release of a hazardous material. Implementation of federal and state requirements for the operation of these types of facilities will ensure that exposure to residential uses will be minimized or avoided.

Considering the preceding analysis, the proposed Housing Element will not result in effects from the use, transport, or disposal of hazardous or acutely hazardous materials or wastes, under normal or upset and accident conditions, which could impact human health or the environment with implementation of existing regulations, standards, and General Plan Policy. Impacts will be less than significant.

E-F) **Less than Significant Impact.** There are nine public and private airports within Fresno County.[22] The public airports are Fresno-Yosemite International Airport, Fresno Chandler Downtown Airport, Coalinga Airport, Firebaugh Municipal Airport, William R. Johnston Municipal Airport (Mendota), and Reedley Municipal Airport. The private airports are Harris Ranch Airport, Selma Aerodrome, and Sierra Sky Park Airport. Specific land use policy plans have been developed for Fresno-Yosemite International, Fresno Chandler Downtown, Coalinga, Harris Ranch, and Sierra Sky Park Airports. A single land use policy plan has been prepared for Firebaugh, Mendota, Reedley, and Selma Aerodrome.

Airport safety issues and their connection with land use planning are generally associated with hazards posed by departing and landing aircraft crashes and the effects those crashes could have on uses and people on the ground. Development within the approach and departure zones of an airport or airstrip are subject to the effects of potentially widespread, although rare, aircraft crashes; therefore, the denser the development and population within these zones, the greater the risk of impacts to human health. Aircraft crashes can result in the substantial loss of property and life depending on the size of the aircraft, its velocity, the pitch, yaw, and roll at the moment of impact, and the type of cargo it is carrying. Development within the vicinity of an airport can result in increased potential for impact due to height, glare, and electronic interference that can disrupt flight patterns and pilots operating out of the airport.

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19 United States Environmental Protection Agency. Envirofacts. AES Mendota (EPA Registry ID: 110000524077). http://oaspub.epa.gov/enviro/multisys2_v2.get_list?facility_uin=110000524077 [December 15, 2015]

20 United States Environmental Protection Agency. Envirofacts. Pacific Bell (EPA Registry ID: 110002947731). http://oaspub.epa.gov/enviro/multisys2_v2.get_list?facility_uin=110000524077 [December 15, 2015]

21 United States Environmental Protection Agency. Envirofacts. United Health Centers Mendota (EPA Registry ID: 110002889241). http://iaspub.epa.gov/enviro/fii_query_dtl.disp_program_facility [December 15, 2015]

22 Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

The Airport Land Use Commission (ALUC) is responsible for ensuring that development within the vicinity of an airport does not cause undue risk to airport operations or the safety of persons on the ground. The commissioners represent the county, its cities, and the public. Legislation passed in 1982 established a direct link between airport land use plans and the land use plans and regulations adopted by cities and counties, as established in California Public Utilities Code §21676. In accordance with this legislation, the ALUC must review the general and specific plans of local jurisdictions for consistency with the county's airport comprehensive land use plan (CLUP). Primary and Secondary Review Areas must be identified for each facility. Projects proposed within the geographic boundaries of the Primary Review Area are referred to the ALUC for review and evaluation. Within the Secondary Review Area, only those projects involving a structure or other object with a height that would exceed that permitted under adopted land use zoning would be referred to the ALUC for review.

The William R. Johnston Municipal Airport is located in the east-central portion of the city and all identified Inventory Sites are located within two miles of this airport. General Plan Policy S-7.1 calls for the continued compliance with safety policies contained in the Fresno County Airport Land Use Policy Plan (ALUPP). General Plan Policy S-7.2 states that the City should prepare an Airport Master Plan which would identify potential hazards associated with any changes to the airport and vicinity. According to the General Plan EIR, impacts related to potential hazards associated with airport operations would be less than significant with implementation of General Plan Policies. The proposed Housing Element does not propose to re-zone or re-designate any of the identified Inventory Sites. Therefore, impacts associated with future housing on the identified Inventory Sites are within the analysis provided in the General Plan EIR. Implementation of the proposed Housing Element will not result in increased impacts as contemplated in the General Plan EIR; impacts will be less than significant.

G) **No Impact**. The City has adopted an Emergency Operations Plan that serves as an extension of the California Emergency Plan. The purpose of the Emergency Operations Plan is to respond to emergency situations with a coordinated system of emergency service providers and facilities. The Emergency Operations Plan addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, terrorist activities, and war-related operations. The Plan is designed to include the City as part of a county- and statewide emergency management system. The Plan also addresses evacuation and movement of people in the event of an emergency. It should be noted that the Emergency Operations Plan is decidedly flexible in order to respond to the inherent chaos associated with disasters in a manner that is coordinated but responsive to the immediate needs of the situation. The proposed Housing Element does not include any land use, circulation, or safety changes that could conflict with implementation of the Emergency Operations Plan or other emergency response programs. No impact will occur.

H) **Less than Significant Impact.** Fresno County is most prominently subject to wildland fires west of Interstate 5 and east of Clovis and Sanger in approach to the Sierra Nevada.[23] Wildland fires can result in loss of property and life when coming in contact with developed areas. Wildland fires can also result in dramatic effects to the wildlands whence they came. Future development within Very High Fire Hazard Severity Zones (VHFHSZ) is required to be constructed pursuant to California Building Code (CBC) Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure). Development within the local agency VHFHSZ is considered to be located in the wildlands-urban interface (WUI) and requires special construction in order to protect life and property by increasing the ability of a building to resist intrusion of flames or burning embers projected by a vegetation fire, and conflagration losses. The CBC focuses on the construction and materials used in roofs, attic ventilation, exterior walls, decking, floors and underfloors, and ancillary buildings, structures, and appendages. Implementation of these requirements will ensure that future housing with the WUI is constructed to withstand wildland fires, thereby minimizing any associated impacts.

According to the General Plan EIR, General Plan build out will result in increased urban/wildland interface where developed areas meet undeveloped agricultural land. General Plan Policies S-1.1 and S-4.1.2 through S-4.3 requires that the City plan for adequate facilities, equipment, and personnel to meet fire-fighting demands. General Plan Policy S-4.4 provides specific policy regarding potential wildfire impacts that ensure that development projects are designed to provide a fire buffer and will require on-going fuels management to limit the potential exposure of persons/structures to wildfire hazards. According to the General Plan EIR, impacts will be less than significant with implementation of existing regulations and General Plan Policy.

[23] California Department of Forestry and Fire. Fire Hazard Severity Zone Map. 2007/2008

9. HYDROLOGY AND WATER QUALITY

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?	☐	☐	☒	☐
B) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
C) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
D) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
E) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
F) Otherwise substantially degrade water quality?	☐	☐	☐	☒
G) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
H) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
I) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
J) Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

A) **Less than Significant Impact.** The City of Mendota, along with several other cities within Fresno County, are joint permittees under the Phase II Small MS4 General Permit issued by the Central Valley Regional Water Quality Control Board (RWQCB) Water Quality Order 2013-0001-DWQ and National Pollutant Discharge Elimination System (NPDES) General

Permit CAS000004. The Order prohibits polluted storm water and non-storm water discharges into the storm drain system, identifies receiving water limitations on constituent loading, and requires preparation of a Storm Water Quality Management Plan (SWQMP). The SWQMP is required for all MS4 permits to address prohibited discharges from construction, industrial and commercial, municipal operations through structural mechanisms and programs addressing illicit connections and discharges, public outreach and education, and land use planning to be measured against performance and effectiveness indicators during the mandatory annual review.

Housing is a common type of urban development and is addressed in the City waste discharge requirements for construction and operational sources of pollutants that can affect downstream surface water bodies by discharge into the local storm drain system. Discharge of pollutants into water bodies can result in effects on the beneficial uses of the water body. Beneficial uses include water for agricultural uses, special areas for biological resources, cold freshwater habitat, commercial and sport fishing, multitudes of habitats, freshwater replenishment sources, areas of artificial or natural groundwater recharge, water for industrial supply and process, water for domestic uses, waters used for navigation, areas where rare or endangered species could occur, fish spawning grounds, migration, shellfish harvesting, and recreational activities.[24] The resulting impacts due to effects on water quality and associated beneficial uses include disruption of the ecosystem due to the loss of habitat, potential harm or death to sensitive species, and a narrowing of migratory options and species' gene pools. Impacts to humans range from quality of life issues such as the loss of recreational waters to potential health impacts due to contamination of drinking water supplies and contamination of fish and other marine life farmed and sold for food. The proposed Housing Element does not include any policies or programs that would conflict with implementation of the NPDES program such that future residential development could result in exceedance of the waste discharge requirements and thus will not substantially impact downstream water quality. Furthermore, future housing development will be subject to environmental inquiry and potential review pursuant to CEQA. Impacts related to violation of water quality standards and waste discharge requirements will be less than significant with implementation of existing permit regulations.

B) **Less than Significant Impact.** The proposed Housing Element can accommodate projected housing demand over the next eight years, which will require potable water for drinking, food preparation, cleaning, bathing, and landscape irrigation. Future housing will generate demand for water in addition to the demand of existing uses and the incremental increase in demand as growth occurs in the area; therefore, the future housing will contribute to cumulative, long-term increases in demand for groundwater and other water resources. The City is situated above the San Joaquin Valley Groundwater Basin where much of the groundwater supply is generated through recharge of the Basin via the San Joaquin River. No imported water source is available and water supplies are limited to those within the watershed. The dependence on groundwater and the growth in water demand by urban and agricultural users has depleted groundwater resources in the Central Valley. Despite efforts to balance supply and demand, increased pumping during the irrigation season has resulted in seasonal and long-term declines in groundwater levels in some parts of the City. Beyond the potential loss of water for potable and non-potable uses, declines in groundwater can result in effects on the operation of water wells. Water wells are columns in the soil that can be dug by hand, created by driving a pipe through the soil, or drilled to the appropriate depth to extract groundwater where a pump is installed to force water closer to the surface. Declining groundwater levels can cause the water table to descend below a water well's pump intake, rendering the well incapable of drawing water. This problem is exacerbated where multiple wells are in proximity to each other, resulting in a cumulative drawdown of the water table that can result in multiple wells running dry. This can result in temporary water shortages and require the creation of new water wells and abandonment of the existing well, both of which require construction activities that can result in nominal impacts to the environment due to use of construction equipment, penetration of soils, concrete pouring, and worker vehicle trips. Water is essential to the proper function of an ecosystem and human life and activities; thus, water shortages can impact the health and well being of humans and the quality of the environment.

General Plan Policies LU-13.1 through LU.13-7 and LU-12.2 through LU-12.4 require that new development pay its fair share of the costs related to the need for increased water system capacity and new water supply infrastructure. General Plan Policy LU-13.3 promotes water conservation through the utilization of non-potable water for landscape irrigation and other similar

[24] Central Valley Regional Water Quality Control District. Water Quality Control Plan for the Sacramento and San Joaquin River Basins. 4th ed. September 1998

uses. General Plan Policies OSC-9.1 through OSC-9.7 will ensure that groundwater and/or water supplies are preserved, monitored, and kept free of contamination. The General Plan EIR concluded that existing and future water supply will be sufficient to accommodate General Plan build out. The proposed Housing Element update does not include any changes to the land use designations of the Inventory Sites; thus, impacts associated with potential development of the Inventory Sites will remain within the scope of analysis in the General Plan EIR. Future development of the Inventory Sites will be subject to environmental inquiry and possible project-specific environmental review pursuant to CEQA. Considering that the proposed Housing Element is consistent with the analysis documented in the General Plan EIR and will not increase groundwater demand beyond that assessed in the General Plan EIR, the Housing Element will result in equivalent or less than significant impacts related to the decline in groundwater levels when compared to the significant and unavoidable impact determination documented in the General Plan EIR.

C-E) **Less than Significant Impact.** Future development of housing will occur on currently- or previously-developed sites and undeveloped sites. Development on currently- or previously-developed sites is unlikely to substantially change the hydrological conditions of the site that was undoubtedly graded and engineered to convey on-site flows to local storm drains or water quality basins in accordance with the City standard requirements for drainage and flood control, as specified in Municipal Code §16.32.320 and §13.08.260. Development on previously-undeveloped sites may result in more substantial changes to the site topography and drainage conditions as cut and fill activity occurs to balance the site for building construction. The concern with changes to on-site drainage is the potential for flooding, erosion, siltation, pollutant loading, and exceedance of storm drain capacity due to the lack of or improperly-designed conveyance of runoff. The effects of changes in drainage patterns can result in impacts to human health and quality of life and the environment through damage or destruction of structures, sedimentation of downstream water bodies and the resulting impact to aquatic biological resources, decreased water quality with similar impacts to aquatic biological resources, and stormwater backup that can result in similar types of flooding impacts.

General Plan Policies S-2.1 through S-2.10 require that new development adequately dispose of stormwater runoff in detention basins and that multiple projects should drain to single ponds, where feasible. Large basins should also be designed to accommodate multiple uses when not holding water. The utilization of natural drainage systems to manage flood-prone areas will also be encouraged. General Plan Policies LU-16.1 through LU-16.20 require that the City prepare and adopt a Floodplain Management Ordinance in accordance with FEMA and OES guidelines. Impacts due to the effects of changes in drainage patterns will be less than significant with implementation of existing regulations and General Plan Policies.

F) **No Impact.** No other potential impacts related to hydrology and water quality were identified in this analysis. No impact will occur.

G-H) **Less than Significant Impact.** According to the General Plan EIR, the Inventory Sites located east of Sorensen Avenue, north of McCabe Avenue, and west of Derrick Avenue are located within the 100-year flood hazard area. General Plan Policies LU-16.1 through LU-16.20 requires that the City prepare and adopt a Floodplain Management Ordinance in accordance with FEMA and OES guidelines, which according to the General Plan EIR, will protect persons and property from the damaging impacts of flooding through stormwater control, maintaining drainage courses within the 100-year floodplain, floodplain management, prohibiting development on land subject to flooding during a 100-year event. §14.20.010 (Standards of construction) of the Municipal Code provides standards related to construction within a flood zone. All construction materials used must be flood-resistant as specified in FEMA technical bulletin TB 2-93, construction methods must minimize flood damage, and adequate drainage paths around structures on slopes to guide flood waters around and away from structures must be installed. Residential construction within Zone AO must be elevated above the highest adjacent grade to a height equal to or exceeding the specified flood depth or elevated at least two feet above the base flood elevation. Residential development within Zone A must be elevated to or above the base flood elevation. According to the General Plan EIR, implementation of General Plan Policies and existing regulatory standards will reduce impacts to less-than-significant levels.

I) **No Impact**. According to the General Plan EIR, the city of Mendota faces minimal risk of inundation due to the failure of Friant Dam on the San Joaquin River or the Pineflat Dam on the Kings River due to the distance between these dams and Mendota. Therefore, no impact will result.

J) **Less than Significant Impact.** *Seiche* describes a standing wave that is created within a confined or mostly-confined body of water, potentially due to an earthquake or wind resonance. The effect is such that water, often in substantial quantities, sloshes outside the containing boundaries. Seiche can result in localized flooding that may cause property damage or personal injury. This could occur within an open reservoir, lake, or other large waterbody. The Planning Area does not contain any open reservoirs, lakes, or other large bodies of water; therefore, significant impacts resulting from the effects of seiche will not occur.

A *tsunami* is a large wave that generates in the ocean, generally from an earthquake, and builds intense strength and height before impacting a coast. Tsunami can result in significant property damage and loss of life due to the intense, destructive nature of the wave and the often-sudden occurrence with little chance for warning. The Planning Area is not subject to impacts from the effects of a tsunami because it is located over 100 miles inland of the Pacific Ocean and is separated therefrom by California's Coastal Ranges.

A *mudflow* (or debris flow) is a rapidly-moving slurry of water, mud, rock, vegetation, and debris. Larger debris flows are capable of moving trees, large boulders, and even cars.[25] This type of failure is especially dangerous because it can move at speeds in excess of 10 miles per hour, is capable of crushing buildings, and can strike with very little warning. As with soil slips, the development of debris flows is strongly tied to exceptional storm periods of prolonged rainfall. Ground failure occurs during an intense rainfall event, following saturation of the soil by previous rains. Relatively small amounts of debris can cause damage from inundation and/or impact. According to the General Plan EIR, the Planning Area is relatively flat, and risk of hazard due to mudflow is less than significant.

[25] California Geological Survey, CGS Note 33. Hazards from Mudslides. http://www.conservation.ca.gov/cgs/information/publications/cgs_notes/note_33/Pages/index.aspx [December 3, 2015]

10. LAND USE AND PLANNING

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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

A) **No Impact.** Communities form neighborhoods within a broader assemblage of land uses, acting as physically-bounded and typically culturally- and economically-homogenous social networks that often define a person's local sense of place and help shape an individual's social and cultural perspective, particularly as a youth. Such communities typically are self-policing groups with internal codes of conduct and social norms that help define community character while ensuring individuals do not unduly upset the fabric and spirit that perpetuate the community in operating as a social unit. A significant impact would occur if proposed Inventory Sites are sufficiently large or configured in such a way so as to create a physical barrier within an established community. The proposed Housing Element identifies Inventory Sites throughout the city of Mendota. The Inventory Sites rely on existing land use designations to accommodate new residential and mixed-use development, and no changes are proposed. The General Plan does not designate any established communities defined by a Specific Plan that would be affected by implementation of the proposed Housing Element; therefore, implementation of the proposed Housing Element will not create any physical barrier within the community. Furthermore, project implementation will not require new infrastructure systems such as roadways or flood control channels not already planned and previously considered in the General Plan EIR. As such, the Housing Element update will not divide or disrupt neighborhoods or any other established community elements. No impact will occur.

B) **No Impact.** The Housing Element update sets forth policies to encourage housing development consistent with adopted land use policies established in the General Plan. No changes in land use or development intensities are proposed. The Housing Element does not include any goals, policies, or programs that would conflict with adopted General Plan goals and policies to mitigate impacts due to effects generated by development within the Planning Area, as specified in the certified General Plan EIR. No impact will occur.

C) **No Impact.** Please see Section 4.F for a discussion of biological resources planning efforts and analysis of potential impacts related to the proposed Housing Element.

11. MINERAL RESOURCES

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?	☐	☐	☐	☒

A-B) **No Impact.** Fresno County has produced an abundance of minerals due to the wide variety of mineral resources that are present in the County.[26] Extracted resources include aggregate products (sand and gravel), fossil fuels (oil and coal), metals (chromite, copper, gold, mercury, and tungsten), and other minerals used in construction or industrial applications (asbestos, high-grade clay, diatomite, granite, gypsum, and limestone). The Fresno County General Plan Background report illustrates the general distribution of minerals throughout the County in Figure 7-7 (Mineral Resource Locations). It should be noted that the California Division of Mines and Geology (CDMG) has not performed a comprehensive survey of all potential mineral resource locations nor classified other locations within the County into Mineral Resource Zones (MRZ). According to the General Plan EIR, the Planning Area is classified as MRZ-1, consisting of areas where "adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence." No Impact will result.

[26] Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

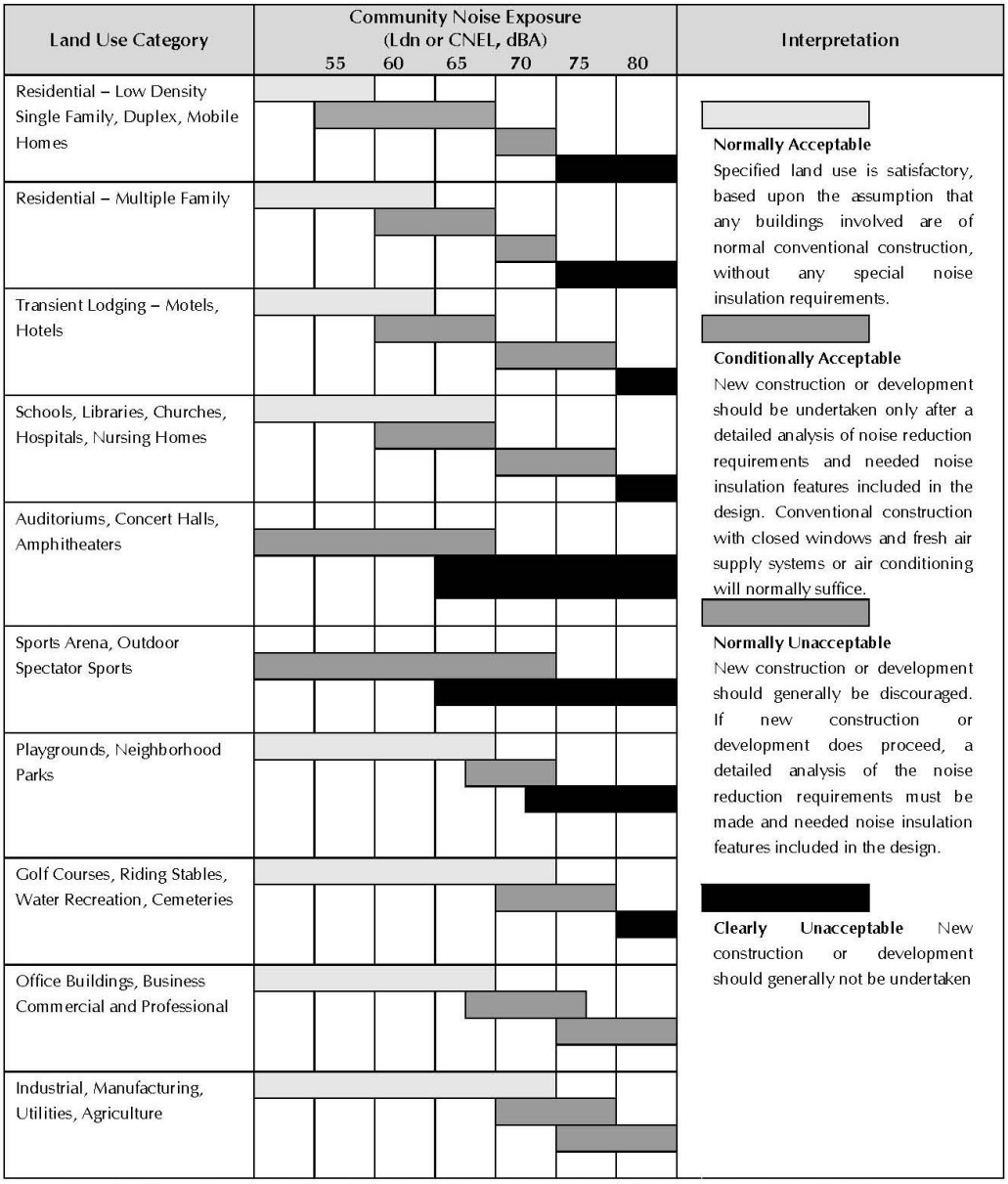
12. NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
B) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
C) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
D) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
F) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

A) **Less than Significant Impact.** To ensure that noise producers do not adversely affect sensitive receptors, the City of Mendota identifies land use compatibility standards within the General Plan to use for planning and development decisions (see Figure 1). The City has not adopted an ordinance or regulation that otherwise addresses noise compatibility. The standards represent the maximum acceptable noise level as measured at the property boundary, which are used to determine noise impacts. The General Plan Noise Element includes policies, standards, criteria, programs, diagrams, and maps related to protecting public health and welfare from excessive noise exposure. General Plan Goals and Policies together with Municipal Code Chapter 9.05 (Excessive Noise) standards for noise control are incorporated into the land use planning process to reduce noise and land use incompatibilities.

Figure 1
State of California Land Use Compatibility Noise Criteria



Source: State of California, Governor's Office of Planning and Research. 2003. State of California General Plan Guidelines.

CONSTRUCTION NOISE

According to the General Plan EIR, construction activity is temporary in nature and is anticipated to occur during normal daytime working hours. However, construction activities will result in elevated noise levels at sensitive receptors. General Plan Policy N-1.8 requires that the City implement acceptable restrictions for various noise-producing activities. Action N-1.8.1 requires that construction activities be limited to between the hours of 7:00 AM and 7:00 PM and prohibited on federal holidays. Action N-1.8.2 requires that construction equipment and staging areas be located the furthest distance possible from adjacent land uses. According to the General Plan EIR, implementation of General Plan Policies and Action items will reduce impacts to less-than-significant levels. In addition, future development of the proposed Inventory Sites will be subject to environmental evaluation for exemption and potential analysis pursuant to CEQA, and therefore, project-specific impacts to ambient noise due to operation of future development, if any, will be assessed when actual physical changes to the environmental are proposed pursuant to the policies of the Housing Element. Considering that the Housing Element does not include any amendments to the adopted General Plan and no significant impacts related to effects resulting from static land use designations were identified in the certified General Plan EIR, impacts resulting from the effects of implementation of the proposed Housing Element will be less than significant.

OPERATIONAL NOISE

The primary contributor to ambient noise in the planning area is traffic, particularly from major roadways such as Oller Street, Belmont Avenue, and Derrick Avenue. General Plan Policies N-1.2 and N-1.4 and association Action measures will reduce potential noise impacts by requiring that the City include noise mitigation measures in the design and use of new development projects and in the design and use of new roadway projects. Action measures N-1.2.2 and N.1.3.2 provide standards for determining impacts and appropriate mitigation. Future housing developments on the proposed Inventory Sites are subject to the policies of the existing General Plan designed to minimize noise impacts to noise-sensitive properties. The following noise policies of the General Plan will be implemented during the City's standard environmental review process during the entitlement process for housing developments. According to the General Plan EIR, General Plan Policies and Action measures may not fully mitigate noise impacts in areas where there is existing development due to constraints in age or placement. Therefore, General Plan EIR concluded that noise impacts due to vehicular traffic will be significant and unavoidable.

The proposed Housing Element update does not include any changes to the land use designations of the Inventory Sites; thus, impacts associated with potential development of the Inventory Sites will remain within the scope of analysis in the General Plan EIR. Therefore, implementation of the proposed Housing Element will not result in increased impacts than were already contemplated in the General Plan EIR. Future Housing Development will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed, should noise impacts be identified. Potential impacts will be less than significant with implementation of existing standards and regulations.

B) **Less than Significant Impact.** Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second, and in the U.S. is referenced as vibration decibels (VdB).

The background vibration velocity level in residential and educational areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors cause most perceptible indoor vibration. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, and 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

The general human response to different levels of groundborne vibration velocity levels is described in Table 8 (Human Reaction to Vibration).

Table 8
Human Reaction to Vibration

Vibration Velocity Level	Human Reaction
65 VdB	Approximate threshold of perception for many people.
75 VdB	Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level in unacceptable.
85 VdB	Vibration acceptable only if there are an infrequent number of events per day.

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006

Groundborne vibration can result in impacts ranging from minor annoyances to people to major shaking that damages buildings. The primary source of groundborne vibration within the City would be railroad and heavy construction activities. According to the Caltrans *Transportation- and Construction-Induced Vibration Guidance Manual*, transportation sources are not a significant source of vibration and therefore are not discussed below.

Groundborne vibration generated by construction projects is usually highest during pile-driving, rock-blasting, soil-compacting, jack-hammering, and demolition-related activities. Next to pile-driving, grading activity has the greatest potential for vibration impacts if large bulldozers or large trucks are used. The construction of future potential housing developments could utilize machinery that would generate substantial amounts of ground vibration because multiple-lot housing developments generally require mass grading. Construction of future development is not likely to require rock-blasting considering the built-out character of the area. Table 9 (Common Construction Vibration) summarizes vibration levels from common construction equipment. Impacts to structures can occur from 0.08 PPV to 2.00 PPV depending on the duration of the vibration and the age of the structure. Similarly, human annoyance to vibration can occur from 0.01 PPV to 2.00 PPV depending on the duration.

Table 9
Common Construction Vibration

Equipment	PPV (in/sec at 25 ft.)
Crack-and-Seat Operations	2.400
Vibratory Roller	0.210
Large Bulldozer	0.089
Caisson Drilling	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozer	0.003

Source: California Department of Transportation 2004

Vibration impacts are temporary and rare except in cases where large equipment is used near existing, occupied development.

With regard to railroad operations, noise and vibration impacts would be evaluated on a project-by-project basis pursuant to CEQA and the City's local implementation procedures. General Plan Policy N-1.7 requires that the City work to reduce noise and minimize the impact of noise from existing and projected future railway operations and activities. As part of the Action measures for this Policy, the City shall discourage the development of vibration-sensitive development within 200 feet of all railroad tracks and other sources of strong vibration.

Vibration is difficult to control, and the best methods for mitigation are avoidance. Typical vibration mitigation includes routing and placement of equipment to maximize distance to receptors and use of alternative equipment, such as use of drilled pile drivers as opposed to impact drivers. Subsurface dampeners can also be utilized to reduce groundborne vibration. Impacts related to exposure to groundborne vibration would be less than significant with implementation of local environmental review

procedures. Less-than-significant impacts will be associated with vibration as no policy changes, developments, or infrastructure improvements are proposed as part of the Housing Element update.

C) **Less than Significant Impact.** Residential land uses typically do not produce excessive noise either individually or cumulatively that could substantially increase existing, ambient noise levels. The future development of the Inventory Sites could increase ambient noise levels due to increased traffic generation in the vicinity of a particular project. Thus, development of the Inventory Sites will partially contribute to the noise volumes identified in the General Plan EIR. General Plan EIR Mitigation Measure N-3 requires the City to review development proposals per CEQA, which includes the analysis of vehicular traffic noise. The proposed Housing Element does not include changes to land uses and intensities designated in the current General Plan and analyzed in the EIR. The Housing Element does not propose any specific development or any land use changes that would invalidate this prior finding or further increase traffic levels beyond those analyzed in the General Plan EIR. Project-specific increases in ambient noise levels due to future development on each Inventory Site will be evaluated as development is proposed over the long term pursuant to existing policies and procedures. With these existing policies and procedures in place, impacts related to increases in ambient noise levels will be less than significant.

D) **Less than Significant Impact.** The proposed Housing Element update does not authorize the development or redevelopment of any particular site but does include policies that could facilitate development of future housing. Temporary increases in local noise levels will be associated with construction activities. The updated Housing Element will not result in any new or more severe temporary noise impacts associated with residential construction, as the Housing Element does not propose land uses or intensities not already designated in the General Plan and analyzed in the EIR. Continued enforcement of the City's noise restrictions will reduce temporary noise impacts to less-than-significant levels.

E-F) **Less than Significant Impact.** The William R. Johnston Municipal Airport is located in the east-central portion of the city and all identified Inventory Sites are located within two miles. General Plan Policies N-1.5 and N-1.6 require that the General Plan be consistent with noise requirements of the airport and that the City work to provide awareness about noise and noise-related impacts generated by the airport. Action N-1.6.1 requires the use of easements, disclosure statements, or other appropriate disclosure measure to ensure that new development is informed of the presence of the airport. According to the General Plan EIR, implementation of General Plan Policies will ensure that impacts are less than significant. Considering that the Housing Element does not include any amendments to the adopted General Plan and no significant impacts related to effects resulting from static land use designations were identified in the certified General Plan EIR, impacts resulting from the effects of implementation of the proposed Housing Element will be less than significant.

13. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
B) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
C) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

A) **No Impact.** Adoption and implementation of the Housing Element will not, in and of itself, directly result in population growth. Population growth is a complex interaction of immigration, emigration, births, deaths, land use, and economic factors of which the General Plan and Housing Element are only a part. Regional models of population growth and change, accounting for these complexities, are developed by the California Department of Housing and Community Development (HCD) and the Fresno Council of Governments (COG). The proposed Housing Element update is designed to guide and accommodate the City's share of the projected regional population growth and associated housing over the next eight years. Pursuant to Government Code 65584, HCD is required to determine the Regional Housing Needs Allocation (RHNA), by income category, for each Council of Governments in the State. The RHNA is based on the California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. COGs are required to allocate to each locality a share of housing need totaling the RHNA for each income category. The RHNA is based on the California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. COGs are required to allocate to each locality a share of housing need totaling the RHNA for each income category. The population in Fresno County is projected to increase by 443,229 between 2010 and 2040. As discussed in the project description, housing need in Mendota is projected to grow by 554 units over the next eight years to accommodate the projected population growth. Based on a RHNA allocation of 544 units, the Housing Element update will result in an increase of approximately 2,405 new residents (based on Mendota's average household size of 4.34 for renter-occupied units).[27] The proposed Housing Element is the direct implementation of State requirements to account for population growth and housing needs. The proposed Housing Element and Inventory Sites are projected to meet the City's housing demand as identified in the RHNA (544 units). Considering that the Housing Element identifies adequate land and planning mechanisms to accommodate the future housing needs of the growing population derived directly from the population growth estimates for the region, the proposed housing Element could not induce population growth. No impact will occur.

B-C) **No Impact.** The proposed Housing Element update is intended encourage and facilitate housing development and preserve and enhance existing housing stock. The natural recycling of land will not result in the loss of housing units because such redevelopment will result in the development of new housing units. Thus, the availability of residential units in response to increases in population is supported by the Housing Element. Considering residential units will increase naturally as guided

[27] United States Census. American FactFinder. Profile of General Population and Housing Characteristics: 2010 – Mendota, California. http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF [December 15, 2015]

by the goals and policies of the proposed Housing Element, no impacts related to the displacement of housing or people could occur.

14. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Fire protection?	☐	☐	☒	☐
B) Police protection?	☐	☐	☒	☐
C) Schools?	☐	☐	☒	☐
D) Parks?	☐	☐	☒	☐
E) Other public facilities?	☐	☐	☒	☐

A) **Less than Significant Impact.** The City of Mendota contracts with the Fresno County Fire Protection District (FCFPD) for fire prevention and protection services. Each permanently staffed station of the FCFPD serves an area of approximately 170 square miles. Station 96 serves the Mendota area and is located at the corner of McCabe Avenue and Derrick Avenue in Mendota. In addition to fire protection, the FCFPD provides emergency medical services to the citizens in its area of responsibility. The analysis in the General Plan EIR indicates that new facilities and stations will be required to maintain adequate levels of service to meet long-term population demand. The effects of constructing and operating a new fire station are typical of any development project, such as pollutant emissions from use of construction equipment and staff vehicle trips, changes in the visual character of the station site in the context of the neighborhood, and increased vehicle trips on local roadways. Fire stations also result in the specific effect of generating periodic increases in noise from use of fire engine and emergency vehicle sirens. Construction and operation of a new fire station will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future fire facilities will be less than significant with implementation of existing regulations.

B) **Less than Significant Impact.** The Mendota Police Department provides police protection services to the City. The Fresno County Sheriff's Office provides service in the unincorporated areas of the County. According to the General Plan EIR, build out of the Planning Area will require additional police facilities to house additional equipment and officers will need to be constructed. It should be noted that the County Sherriff's Office provided contract police services at the time the General Plan EIR was certified; however, it is assumed that the Mendota Police Department will exhibit similar facilities needs to meet future demand. The locations of future facilities are not known at this time. Future stations will be required in order to maintain an acceptable level of service. The effects of constructing and operating a new police station are typical of any development project, such as pollutant emissions from use of construction equipment and staff vehicle trips, changes in the visual character of the station site in the context of the neighborhood, and increased vehicle trips on local roadways. Police stations also result in the specific effect of generating periodic increases in noise from use of sirens, although typically sirens will be initiated while on patrol as opposed to directly initiating from the substation. Construction and operation of a new substation will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future police facilities will be less than significant with implementation of existing regulations.

C) **Less than Significant Impact.** The Mendota Unified School District is a public school system that provides kindergarten through 12th grade education with three elementary schools, one junior high school, one high school, and one continuation school. The effects of schools that can result in environmental impacts are specific and include peak traffic levels occurring in the morning and early afternoon, playground noise, and field lighting. Furthermore, analyses of school impacts are unique in that any impacts resulting from the effects of schools are considered fully-mitigated through the payment of development impact fees pursuant to the Leroy F. Green School Facilities Act; therefore, pursuant to State law and the payment of development impact fees, impacts will be less than significant.

D) **Less than Significant Impact.** The proposed Housing Element will generate new or relocated residents that will require park and recreation facilities and associated programs, either through expansion of existing facilities or construction of new facilities. Construction or expansion of parks can result in nominal effects such as pollutant emissions from construction activities and operational trip generation potentially resulting in similarly nominal impacts to the environment. The General Plan EIR includes discussion of Land Use and Open Space and Conservation Element Policies LU-10.1 through LU-10.3, OS-1.1 through OSC-3.5, and OSC-15.1 that require implementation of standards, funding mechanisms, and other strategies to ensure that new housing compensates for incremental increases in parks and recreation service demand, thus providing adequate, per-capita facilities for future residents. Construction and operation of new or expanded parks and recreation facilities will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future parks and recreation facilities will be less than significant with implementation of existing regulations.

E) **Less than Significant Impact.** New or relocated residents generated by the provision of new housing guided by the goals and policies of the proposed Housing Element will generate the incremental need for a variety of public and quasi-public services including libraries, medical clinics, urgent care facilities, hospitals, social service centers, senior centers, and other facilities. Construction and operation of new or expanded public service facilities will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future public service facilities will be less than significant with implementation of existing regulations.

15. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
B) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☒	☐

A-B) **Less than Significant Impact.** The proposed Housing Element will generate new or relocated residents that will require park and recreation facilities and associated programs, either through expansion of existing facilities or construction of new facilities. Construction or expansion of parks can result in nominal effects such as pollutant emissions from construction activities and operational trip generation potentially resulting in similarly nominal impacts to the environment. The General Plan EIR includes discussion of Land Use and Open Space and Conservation Element Policies LU-10.1 through LU-10.3, OS-1.1 through OSC-3.5, and OSC-15.1 that require implementation of standards, funding mechanisms, and other strategies to ensure that new housing compensates for incremental increases in parks and recreation service demand, thus providing adequate, per-capita facilities for future residents. Construction and operation of new or expanded parks and recreation facilities will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future parks and recreation facilities will be less than significant with implementation of existing regulations.

16. TRANSPORTATION AND TRAFFIC

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
B) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
C) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
D) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
E) Result in inadequate emergency access?	☐	☐	☒	☐
F) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

A-B) **Less than Significant Impact.** The City is served by local transportation facilities including streets, railways, and bus routes in addition to non-motorized transportation facilities such as sidewalks, trails, and bikeways. These facilities provide options for travel modes that include passenger vehicles, trains, buses, bicycles, and walking. This facilities and modes of travel comprise the circulation system for the City, and the broader system, designed with the goals of efficiently moving people and goods throughout the region by providing ease of access to multiple modes of travel.

Future housing development will primarily generate passenger vehicle trips that will disperse during the morning as residents drive to commercial, industrial, and institutional facilities for a variety of reasons but primarily for work and school. Some trips may be to transit centers, such that a portion of a resident's trip may include alternative transportation modes, while others may simply walk to their destination or to other transit options. The return leg of a trip is generally anticipated to be the reverse of the initial leg of the trip during the afternoon, albeit with higher likelihood of a portion of the trip being dedicated to accessing shopping, entertainment, or other uses. According to the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, single-family homes generate 9.52 daily trips per dwelling unit, with 7.6 percent of those trips occurring during morning peak

hours and 10.5 percent occurring during afternoon peak hours.[28] Apartments generate 6.65 daily trips per dwelling unit with 7.7 percent occurring during morning peak hours and 9.3 percent occurring during the afternoon peak hour. The concern regarding transportation facilities and their counterpart modes of travel is excessive use throughout the day or during morning and/or afternoon peak hours and the resulting effects on the performance of the facilities' ability to move people and goods. The direct effects of reduced circulation system performance are annoyance and stress, thereby decreasing the quality of life for the user. Direct failure or accelerated deterioration of circulation system facilities can also occur if the facility was not designed to function under increased loading. A variety of indirect impacts to human health and the environment are attributed specifically to excessive use of vehicles on local and regional roadways including effects related to air pollution and ambient noise.

Three planning efforts guide the long-term improvement of the circulation system at the regional and local levels. The Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) is administered by the Fresno Council of Governments (COG) as a comprehensive assessment of all travel modes in Fresno County and the needs of travel and goods movement through the year 2040.[29] The Congestion Management Process (CMP) is also administered by Fresno COG in lieu of a congestion management program that was opted out of in 1997.[30] The CMP addresses congestion management through a process developed cooperatively throughout the metropolitan region that provides for safe and effective management and operation of existing and future transportation facilities through demand reduction and operations strategies. While the RTP/SCS addresses the broader goals of the transportation network, the CMP focuses on specific, regional facilities requiring funding for maintenance and improvements in order to meet the goals of the RTP/SCS. The CMP relies on local jurisdiction standards in determining the performance of the CMP network and notes that the Cities of Fresno and Clovis have adopted the Level of Service (LOS) D standard, and the County and other cities have adopted the LOS C standard. *Level of Service* is a qualitative expression of the performance of a transportation facility, at an intersection or roadway segment, determined by the ratio of vehicles to the facility capacity or the length of delay a driver must wait to pass through a facility. In terms of the CMP, the volume-to-capacity (V/C) ratio at roadway and highway intersections is used. The COG is currently in the process of updating the CMP. The final effort is the City's General Plan Circulation Element that identifies long-term transportation improvements for local facilities. The General Plan includes goals and policies aimed to develop a roadway system that accommodates existing and future land uses at the City's desired level of service and provides multiple options for travel routes, while maintaining a desired level of traffic flow. The Circulation Element also supports safe delivery of goods, pedestrian and bicycle routes between schools and recreation areas, and adequate parking.

Local and regional planning efforts are designed to reduce the direct and indirect effects of travel so as to minimize or avoid resulting impacts on human health and the environment. The proposed Housing Element is consistent with the growth assumptions used in the development of the RTP/SCS and CMP and the does not include any land use changes to the General Plan; therefore, the Housing Element will not conflict with the goals of transportation planning efforts of the City or the COG. Furthermore, according to the General Plan EIR, implementation of General Plan Policies will avoid or reduce impacts of General Plan build out on the performance of the roadway system.

Based on this preceding analysis, future housing development will not impede local or regional efforts to ensure an efficient circulation system. Future Housing Development will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed, should transportation impacts be identified that are not covered under existing or future development impact fees. Potential impacts resulting from conflicts with local and regional transportation plans and performance requirements will be less than significant with implementation of existing standards and regulations.

C) **No Impact.** The updated Housing Element is focused on achieving local housing objectives and does not authorize any construction or permit increases in residential heights that would result in the need to redirect or otherwise alter air traffic patterns. No impacts wills occur.

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28 Institute of Transportation Engineers. Trip General Manual. 9th Ed. 2012

29 Fresno Council of Governments. Regional Transportation Plan and Sustainable Communities Strategy. June 2014

30 Fresno Council of Governments. Fresno County Congestion Management Process. October 2009

D) **No Impact.** The Housing Element update does not authorize or contemplate the construction of any roadway and will result in no effects on the design of existing or future streets. No impacts will occur.

E) **Less than Significant Impact.** The project does not involve any road construction or any development activity and thus will not obstruct or restrict emergency access to or through the City. Future housing development facilitated by implementation of Housing Element policies will be subject to City consideration during entitlement review and/or application for building permits. The Fire Department reviews all plans to ensure compliance with all applicable emergency access and safety requirements. Impacts involving emergency access will be less than significant with continued implementation of development review procedures.

F) **No Impact.** The project includes programs and policies in support of the development of new housing units to meet the City's regional fair share of housing, as required by State law. The Housing Element is consistent with regional and local transportation plans the promote a holistic transportation system that embodies all modes of travel; therefore, the Housing Element will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No impacts will occur.

17. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
B) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
C) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
D) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
E) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
F) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
G) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

A) **No Impact.** Future housing will generate wastewater from bathroom and kitchen activities that will be conveyed via the sewer. Wastewater for the City of Mendota is treated at the City of Mendota Wastewater Treatment Facility (WWTF), operated by the City. The Central Valley Regional Water Quality Control Board (RWQCB) issued wastewater treatment requirements for the WWTF in Order 91-192. The facility is subject to the permit requirements that establish pollutant limits for effluent discharges to receiving waters. A violation of the WWTF permit requirements would occur if effluent discharges exceeded adopted limits for one or more pollutants or if the daily maximum permitted treatment volume is exceeded and excess discharge is released into downstream water bodies. The WWTF, located northeast of the William R. Johnston Municipal Airport, was constructed in 1975 and originally designed to treat 0.57 MGD of domestic waste generated within Mendota. In 1991, the permit was increased to 1.24 MGD. The General Plan EIR includes an estimate that average treatment in 2009 was 0.8 MGD. Future housing development, consistent with current General Plan land use policy, will result in typical wastewater discharges and will not require new methods or equipment for treatment that are not currently permitted for the existing treatment facility. Furthermore, residential development is not subject to point-source discharge requirements and proposed Housing Element update does not include any changes to the land use designations of any property that could increase wastewater discharges beyond current or future projections. The Housing Element and future housing development will not affect compliance with RWQCB treatment requirements. No impact will occur.

B, D-E) **No Impact.** The WWTF capacity is 1.24 MGD and expandable to 8.96 MGD over the life of the General Plan. The analysis provided in the General Plan EIR indicates this is sufficient to accommodate General Plan build out. The Housing Element is consistent with the General Plan and regional population projections, and thus, the Housing Element is consistent with the master planning efforts of the WWTF to ensure adequate treatment capacity and technologies to serve existing plus future residents. Similarly, the General Plan indicates the City pumps an average of 4.75 MGD of groundwater expandable up to 8.79 MGD with the addition of two production wells. This is sufficient to meet the long-term water demand of the City. Considering adequate water supply and wastewater treatment capacity has been demonstrated for build out of the General Plan and the Housing Element includes no increase in density or intensity that could increase water demand, new water or wastewater treatment facilities will not be required solely to serve the project. Considering no new facilities will be required to be constructed or supply to be acquired, no impacts will occur.

C) **No Impact.** Current National Pollution Discharge Elimination System (NPDES) regulations focus on low impact development standards in addition to the standard "no net increase in runoff into the storm drain system". Any incremental increases in urban runoff generated from future housing development will be required to be retained or otherwise stored on site; therefore, no increase in stormwater flows will occur that will require the need to expand or construct any storm drain or flood control facility. No impacts will occur.

F) **Less than Significant Impact.** Mid-Valley Disposal provides solid waste collection services to the City. Approximately 99 percent of the solid waste that is not diverted for recycling is disposed of at the American Avenue Disposal Site and the Avenal Regional Landfill.[31] According to CalRecycle, American Avenue Disposal has a remaining capacity of 29,358,535 cubic yards and is anticipated to remain open until the year 2031.[32] Avenal Regional Landfill has a remaining capacity of 26,000,000 cubic yards and is anticipated to remain open until the year 2020.[33] According to the *Remaining Lifetime Landfill Capacity Data Sheet* prepared by the California Department of Resources Recycling and Recovery (CalRecycle) for Fresno County, landfill capacity in the year 2025 is projected at 11,822,751 tons. Fresno County is projected to generate approximately 583,039 tons of solid waste in the year 2025; therefore, there is sufficient landfill capacity to serve the County and any future housing development over the life of the Housing Element. Impacts will be less than significant.

G) **No Impact.** All new development will be required to comply with State mandates and City regulations regarding reduction/recycling of household waste. None of the proposed housing strategies in the proposed Housing Element update will have any effect upon or result in any conflicts with solid waste disposal regulations, as the scope of these revisions does not increase development capacity. No impact will occur.

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31 California Department of Resources Recycling and Recovery. Disposal Reporting System: Jurisdiction Profile: Fresno – Mendota. http://www.calrecycle.ca.gov/LGCentral/Reports/Viewer.aspx?P=ReportYear%3d2014%26ReportName%3dReportEDRSJurisDisposalByFacility%26OriginJurisdictionIDs%3d400 [December 16, 2015]

32 CalRecycle. Facility/Site Summary Details: American Avenue Disposal Site (10-AA-0009). http://www.calrecycle.ca.gov/SWFacilities/Directory/10-AA-0009/Detail/ [December 29, 2015]

33 CalRecycle. Facility/Site Summary Details: Avenal Regional Landfill (16-AA-0004). h http://www.calrecycle.ca.gov/SWFacilities/Directory/16-AA-0004/Detail/ [December 29, 2015]

18. MANDATORY FINDINGS OF SIGNIFICANCE

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

A) **Less than Significant Impact.** The results of the preceding analysis indicate that the proposed project will have less-than-significant impacts with respect to sensitive biological and historical resources. The proposed project will have less-than-significant impacts with respect to archaeological and paleontological resources with adherence to existing statutes and regulations . Impacts to scenic vistas and visual character and resources will be less than significant. Considering the project will not authorize any development plan, redevelopment of any existing sites, or construction of new infrastructure, and will not change existing City land use policy regarding locations or intensities of development, it will not result in any effects that would degrade the quality of the environment. The City finds that impacts related to degradation of the environment will be less than significant.

B) **Less than Significant Impact.** Cumulative effects resulting from full implementation of City land use policies were evaluated in the General Plan EIR. The proposed Housing Element update will not change any of these policies and does not propose any specific development or redevelopment project that could contribute to short-term or long-term cumulative impacts that were not addressed sufficiently in the General Plan EIR. The proposed project does not include any changes to land use designations and thus is consistent with the project analyzed in the General Plan EIR. The City hereby finds that the proposed Housing Element's individual contribution to potentially significant cumulative impacts is not considerable.

C) **Less than Significant Impact.** As supported by the environmental evaluation contained within the 17 preceding environmental topics, the project will not result in substantial adverse effects on human beings. It has been determined through quantitative and qualitative analysis supported by substantial evidence that the proposed Housing Element will have minimal or no adverse impacts on people or the environment The City hereby finds that direct and indirect impacts to human beings will be less than significant.

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