CITY OF REEDLEY
NEGATIVE DECLARATION
prepared for **Environmental Assessment (EA) No. 2015-20**

The Notice of Intent for this proposed environmental finding was filed with the

FRESNO COUNTY CLERK
2221 Kern Street
Fresno, California 93721-2600

On September 16, 2015
(copy Attached)

APPLICANT:

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

PROJECT LOCATION: The proposed subject territory is approximately 19.31 acres located south of Dinuba Avenue between Fisher and Hemlock Avenues.

Site Latitude: 36°35'17.238"N
Site Longitude: 119°26'15.406"W

Assessor's Parcel Numbers: 370-070-45, 370-070-27, 370-070-84 and 370-070-85 (Approximately ±19.31-acres)

PROJECT DESCRIPTION: The City of Reedley initiated Environmental Assessment No. 2015-20 for the purpose of assessing the environmental effects of annexing the subject territory (@19.31-acres) into the City of Reedley and detaching from the County of Fresno and Fresno County Fire Protection District. The subject territory is surrounded by the City of Reedley and is considered a peninsula (See Attachment: Territory/Vicinity Map). All of the affected landowners within the subject territory have consented to the annexation of the subject territory into the City of Reedley.

The subject territory is located on the south side of Dinuba Avenue between Fisher and Hemlock Avenues. A stormwater basin and the City of Reedley Rail's-to-trails parkway are located in the southern portion of the territory. The subject territory consists of four contiguous parcels (APN: 370-070-45, 370-070-27, 370-070-84 and 370-070-85). There are two existing residential structures that face onto Fisher Avenue. The property located on the northeast corner (APN: 370-070-84) and southerly most parcel (APN: 370-070-85) are fallow parcels (@16.28-acres). There is approximately 86-foot opening, located in the southwesterly corner of the territory and serves as the connection point to the County of Fresno.

The Reedley General Plan 2012 and General Plan Update 2030 designate the subject territory with a light industrial planned land use designation. Through the recently approved Change of Zone Application No. 2015-1, the four parcels within the subject territory have been pre-zoned with a ML (*Light Industrial*) Zone District classification. The Annexation Application No. 2015-1 is also consistent with the Memorandum of Understanding Between the County of Fresno and the City of Reedley. This Application would remove a substantially surrounded areas, which complies with the standards of annexation.

At this time, there are no special permit applications on file with the Community Development Department. Future proposed projects will be evaluated and required to comply with the City of Reedley General Plan Update (2030), Goals, Policies, Program Environmental Impact Report (PEIR), Mitigation Monitoring and Reporting Plan, and be consistent with the Reedley Municipal Code, Development Standards. Project proponents will be required to file a special permit application, which will describe in specificity proposed land uses, building citing, circulation pattern and architectural theme for the proposed development. Conditions of Approval will be applied to ensure that future projects minimize their impact on the environment.

The City of Reedley has conducted an environmental analysis for the above-described project, contained in the attached initial study. The City of Reedley, as the Lead Agency, proposes to adopt a Negative Declaration for this project. This Negative Declaration is tiered from the certified Program Environmental Impact Report (SCH No. 2010031106) (PEIR) prepared for the Reedley General Plan Update 2030 (GPU). The project has been determined to be a subsequent project that is not fully within the scope of the certified Program Environmental Impact Report prepared for the GPU. Pursuant to Public Resources Code §21083.3 and California Environmental Quality Act (CEQA Guidelines) §15168, this project has been evaluated with respect to each item on the attached environmental checklist to determine whether this project may cause any additional significant effect on the environment which was not previously examined in the Program Environmental Impact Report (SCH No. 2010031106).

After conducting a review of the adequacy of the Program Environmental Impact Report (SCH No. 2010031106) pursuant to Public Resources Code Section 21083.3, the City of Reedley, as the lead agency, finds that no substantial changes have occurred with respect to circumstances under which the Program Environmental Impact Report (SCH No. 2010031106) was certified, and that no new information which was not known and could not have been know at the time that the PEIR was certified, has become available.

The completed environmental impact checklist, its associated narrative, and any proposed mitigation measure(s) reflect applicable comments of responsible and trustee agencies, as well as research and analysis conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist, initial study narrative, and any attached thereto, combine to form the record indicating that an initial study has been completed in compliance with the California Environmental Quality Act and the CEQA Guidelines.

All new development activity and many non-physical projects contribute directly or indirectly toward cumulative impacts on the physical environment. It has been determined that the incremental effect contributed by this project toward cumulative impacts is not considered substantial or significant in itself, and/or that cumulative impacts accruing from this project may be mitigated to less than significant consistent with the Program Environmental Impact Report (SCH No. 2010031106), Mitigation Monitoring Checklist, with no other mitigation measures required.

The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substance Statement required under subdivision (f) of that Section.

The initial study has concluded that the proposed project will not result in any adverse effects which fall within the "Mandatory Findings of Significance" contained in Section 15065 of the State CEQA Guidelines.

With the PEIR, Mitigation Monitoring Checklist imposed, there is no substantial evidence in the record that this project may have additional significant direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the certified Program Environmental Impact Report (SCH No. 2010031106).

Additional information on the proposed project, including a copy of the proposed environmental findings, may be obtained from the City of Reedley, Community Development Department, City Hall, 1733 Ninth Street, Reedley, California 93654. Phone: 559-637-4200, Ext. 286, e-mail Kevin.Fabino@reedley.ca.gov.

CITY OF REEDLEY

NOTICE OF INTENT TO ADOPT A FINDING OF A NEGATIVE DECLARATION

Environmental Assessment (EA) No. 2015-20

FILED WITH:

E201510000214

FRESNO COUNTY CLERK
2221 Kern Street
Fresno, California 93721-2600

FILED
SEP 16 2015 TIME 2:50
FRESNO COUNTY CLERK
By DEPUTY

APPLICANT:

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

PROJECT LOCATION: The proposed subject territory is approximately 19.31 acres located south of Dinuba Avenue between Fisher and Hemlock Avenues.

Site Latitude: 36°35'17.238"N
Site Longitude: 119°26'15.406"W

Assessor's Parcel Numbers: 370-070-45, 370-070-27, 370-070-84 and 370-070-85 (Approximately ±16.38-acres)

PROJECT DESCRIPTION: The City of Reedley initiated Environmental Assessment No. 2015-20 for the purpose of assessing the environmental effects of annexing the subject territory (@19.31-acres) into the City of Reedley and detaching from the County of Fresno and Fresno County Fire Protection District. The subject territory is surrounded by the City of Reedley and is considered a peninsula (See Attachment: Territory/Vicinity Map). All of the affected landowners within the subject territory have consented to the annexation of the subject territory into the City of Reedley.

The subject territory is located on the south side of Dinuba Avenue between Fisher and Hemlock Avenues. A stormwater basin and the City of Reedley Rail's-to-trails parkway are located in the southern portion of the territory. The subject territory consists of four contiguous parcels (APN: 370-070-45, 370-070-27, 370-070-84 and 370-070-85). There are two existing residential structures that face onto Fisher Avenue. The property located on the northeast corner (APN: 370-070-84) and southerly most parcel (APN: 370-070-85) are fallow parcels (@16.28-acres). There is approximately 86-foot opening, located in the southwesterly corner of the territory and serves as the connection point to the County of Fresno.

The Reedley General Plan 2012 and General Plan Update 2030 designate the subject territory with a light industrial planned land use designation. Through the recently approved Change of Zone Application No. 2015-1, the four parcels within the subject territory have been pre-zoned with a ML (*Light Industrial*) Zone District classification. The Annexation Application No. 2015-1 is also consistent with the Memorandum of Understanding Between the County of Fresno and the City of Reedley. This Application would remove a substantially surrounded areas, which complies with the standards of annexation.

At this time, there are no special permit applications on file with the Community Development Department. Future proposed projects will be evaluated and required to comply with the City of Reedley General Plan Update (2030), Goals, Policies, Program Environmental Impact Report (PEIR), Mitigation Monitoring and Reporting Plan, and be consistent with the Reedley Municipal Code, Development Standards. Project proponents will be required to file a special permit application, which will describe in specificity proposed land

uses, building citing, circulation pattern and architectural theme for the proposed development. Conditions of Approval will be applied to ensure that future projects minimize their impact on the environment.

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The City of Reedley has conducted an environmental analysis for the above-described project, contained in the attached initial study. The City of Reedley, as the Lead Agency, proposes to adopt a Negative Declaration for this project. This Negative Declaration is tiered from the certified Program Environmental Impact Report (SCH No. 2010031106) (PEIR) prepared for the Reedley General Plan Update 2030 (GPU). The project has been determined to be a subsequent project that is not fully within the scope of the certified Program Environmental Impact Report prepared for the GPU. Pursuant to Public Resources Code §21083.3 and California Environmental Quality Act (CEQA Guidelines) §15168, this project has been evaluated with respect to each item on the attached environmental checklist to determine whether this project may cause any additional significant effect on the environment which was not previously examined in the Program Environmental Impact Report (SCH No. 2010031106).

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All new development activity and many non-physical projects contribute directly or indirectly toward cumulative impacts on the physical environment. It has been determined that the incremental effect contributed by this project toward cumulative impacts is not considered substantial or significant in itself, and/or that cumulative impacts accruing from this project may be mitigated to less than significant consistent with the Program Environmental Impact Report (SCH No. 2010031106), Mitigation Monitoring Checklist, with no other mitigation measures required.

The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substance Statement required under subdivision (f) of that Section.

The initial study has concluded that the proposed project will not result in any adverse effects which fall within the "Mandatory Findings of Significance" contained in Section 15065 of the State CEQA Guidelines.

With the PEIR, Mitigation Monitoring Checklist imposed, there is no substantial evidence in the record that this project may have additional significant direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the certified Program Environmental Impact Report (SCH No. 2010031106).

Additional information on the proposed project, including a copy of the proposed environmental findings, may be obtained from the City of Reedley, Community Development Department, City Hall, 1733 Ninth Street, Reedley, California 93654. Phone: 559-637-4200, Ext. 286, e-mail Kevin.Fabino@reedley.ca.gov.

Annexation Application No. 2015-1 and Environmental Assessment No. 2015-20 are tentatively scheduled to be considered by the City of Reedley Planning Commission on **October 1, 2015.** The Commission meeting will be held at 5:00 p.m., in the Council Chambers at Reedley City Hall, located at 845 G Street, Reedley, California 96354.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments may be submitted at any time between the publication date of this notice and close of business on October 6, 2015. Please direct comments to Kevin Fabino, Director of the Community Development Department at City Hall, 1733 Ninth Street, Reedley, California 93654, or phone: 559-637-4200, Ext. 286, e-mail Kevin.Fabino@reedley.ca.gov.

INITIAL STUDY PREPARED BY: Kevin E. Fabino, Director	SUBMITTED BY: Kevin Fabino, Director Community Development Department CITY OF REEDLEY
DATE: September 16, 2015	

Attachments: Territory/Vicinity Map

TERRITORY/VICINITY MAP

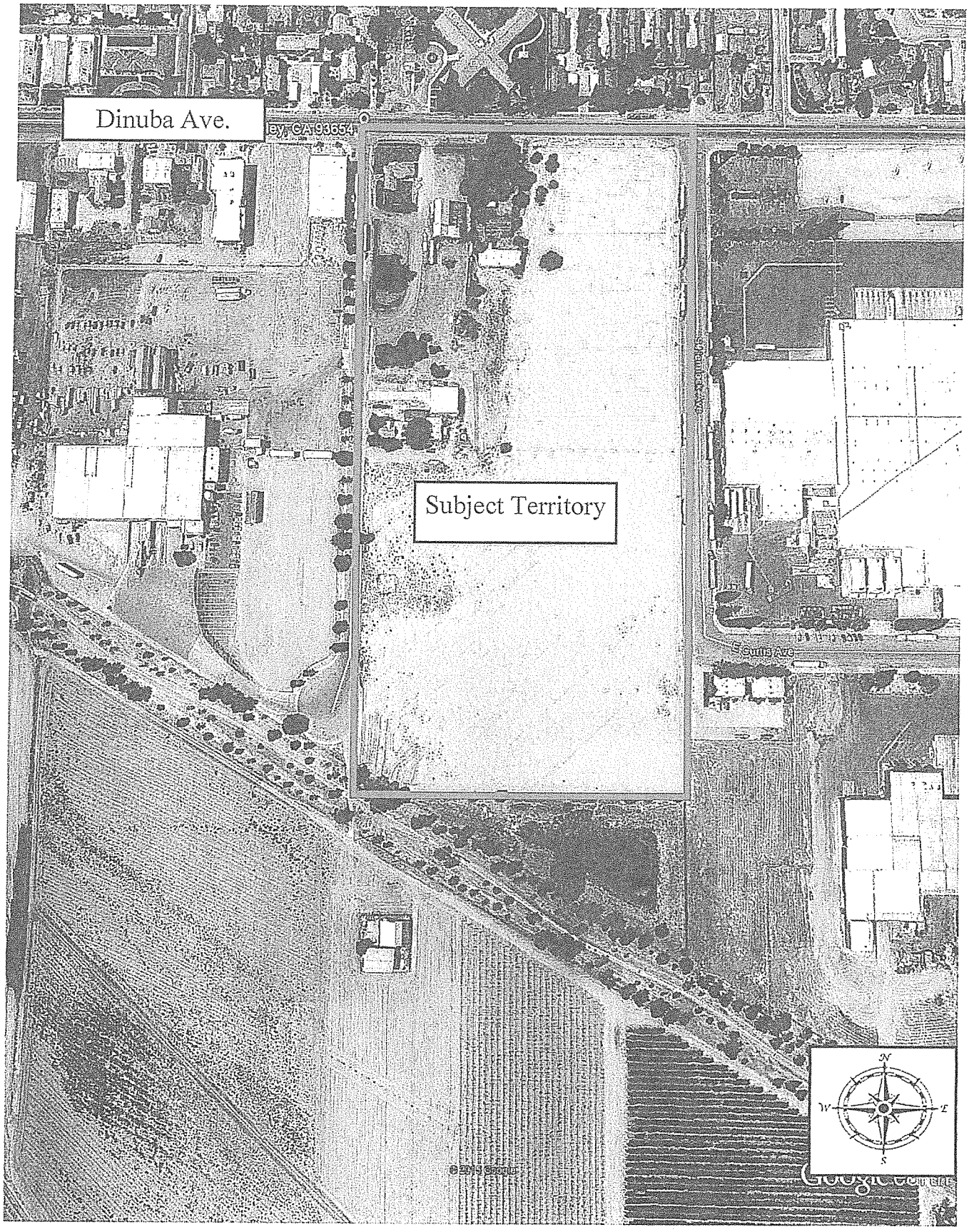

EXHIBIT A

INITIAL STUDY, USING CEQA GUIDELINES APPENDIX G CHECKLIST
analyzing a subsequent project under City of Reedley, certified Program Environmental Impact Report (SCH No. 2010031106) prepared for the Reedley General Plan Update 2030

Environmental Assessment No. 2015-20

September 16, 2015

1. **Project title:** Annexation Application No. 2015-1

2. **Lead agency name and address:**

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

3. **Contact person and phone number:**

Kevin Fabino, Director
Community Development Department
1733 Ninth Street
Reedley, California
(559) 637-4200 ext. 286

e-mail Kevin.Fabino@reedley.ca.gov

4. **Project location:** The proposed subject territory is approximately 19.31 acres located south of Dinuba Avenue between Fisher and Hemlock Avenues.

Site Latitude: 36°35'17.238"N
Site Longitude: 119°26'15.406"W

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5. **Project applicant/sponsor name and address:**

Kevin Fabino, Director
Community Development Department
1733 Ninth Street
Reedley, California
(559) 637-4200 ext. 286

6. **General plan designation:**
Existing: Agricultural Land Use (Fresno County)
Proposed: Light Industrial Planned Land Use Designation (Reedley General Plan Update 2030)

Zoning:

Existing: Agricultural Zone District (Fresno County)
Proposed: ML (*Light Industrial*) zone district (City of Reedley, RMC §10-9A)

8 **Description of project:** The City of Reedley initiated Environmental Assessment No. 2015-20 for the purpose of assessing the environmental effects of annexing the subject territory (@19.31-acres) into the City of Reedley and detaching from the County of Fresno and Fresno County Fire Protection District. The subject territory is surrounded by the City of Reedley and is considered a peninsula (See Attachment: Territory/Vicinity Map). All of the affected landowners within the subject territory have consented to the annexation of the subject territory into the City of Reedley.

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The City of Reedley has conducted an environmental analysis for the above-described project, contained in the attached initial study. The City of Reedley, as the Lead Agency, proposes to adopt a Negative Declaration for this project. This Negative Declaration is tiered from the certified Program Environmental Impact Report (SCH No. 2010031106) (PEIR) prepared for the Reedley General Plan Update 2030 (GPU). The project has been determined to be a subsequent project that is not fully within the scope of the certified Program Environmental Impact Report prepared for the GPU. Pursuant to Public Resources Code §21083.3 and California Environmental Quality Act (CEQA Guidelines) §15168, this project has been evaluated with respect to each item on the attached environmental checklist to determine whether this project may cause any additional significant effect on the environment which was not previously examined in the Program Environmental Impact Report (SCH No. 2010031106).

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

	Planned Land Use	Existing Zoning	Existing Land Use
North	High Density Residential Planned Land Use	RM-2 (Multiple-Family Residential) zone district	Existing residential development
East	Light Industrial Planned Land Use	ML (*Light Industrial*) zone district	Existing Industrial development
South	Open Space Planned Land Use & Public Facilities	RCO (*Resources Cons. & Open Space*) zone district	Existing Ponding Basin and Public Trails
West	Light Industrial Planned Land Use	ML (*Light Industrial*) zone district	Existing Industrial development

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

Local Area Formation Commission
County of Fresno & Fresno County Fire Protection District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Pursuant to Public Resources Code Section 21001.1 and 21080, the purpose of this initial study is to analyze the potential environmental impacts of the project, to determine whether the project would have a significant adverse environmental impact requiring preparation of an Environmental Impact Report, or whether adverse impacts may be mitigated below a level of significance with features incorporated into a project and imposition of mitigation measures such that the project would not have a significant effect on the environment.

It is noted that the environmental setting for this project and a range of potential environmental impacts of development and use of land in the City of Reedley Sphere of Influence were described in the Program Environmental Impact Report (PEIR) certified in 2014.

Environmental factors checked below would be potentially affected by this project, although none of the impacts would be potentially significant with application of project-specific mitigation measures:

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☒ I find that, although some aspects of these activities that would be allowed subsequent to the proposed project could have some adverse effects on the environment, those effects would not result in a significant adverse effect because revisions in the project have been made and project-specific mitigation measures will be applied, as agreed to by the project proponent. I further find that the project will not have additional significant adverse effects on the environment beyond those identified in the City of Reedley, certified Program Environmental Impact Report, prepared for the Reedley General Plan Update 2030.

Therefore, A NEGATIVE DECLARATION will be prepared.

X _____

Kevin E. Fabino, Director — September 16, 2015
Community Development Department

EVALUATION OF ADDITIONAL ENVIRONMENTAL IMPACTS:

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

   a. "No Impact" means the subsequent project will not cause any additional significant effect related to the threshold under consideration which was not previously examined in the PEIR.

   b. "Less Than Significant Impact" means there is an impact related to the threshold under consideration that was not previously examined in the PEIR, but that impact is less than significant;

   c. "Less Than Significant with Mitigation Incorporation" means there is a potentially significant impact related to the threshold under consideration that was not previously examined in the PEIR, however, with the mitigation incorporated into the project, the impact is less than significant.

   d. "Potentially Significant Impact" means there is an additional potentially significant effect related to the threshold under consideration that was not previously examined in the PEIR.

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

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

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

5. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

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

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

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

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

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

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

9. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

10. The explanation of each issue should identify:

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

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

The project would not have a significant effect on scenic vistas or scenic resources in the City of Reedley, because the project is surrounded by existing urban land uses and development (multiple family and light industrial developments). The subject territory does not include any scenic resources such as trees, rock outcropping, or historic structures. The annexation of the subject territory will not damage any scenic resources nor will it degrade the visual character or quality of the site and its surroundings.

At this time, there are no special permit applications on file with the Community Development Department. Future proposed projects will be evaluated and required to comply with the City of Reedley General Plan Update (2030), Goals, Policies, Program Environmental Impact Report (PEIR), Mitigation Monitoring and Reporting Plan, and be consistent with the Reedley Municipal Code, Development Standards. Project proponents will be required to file a special permit application, which will describe in specificity proposed land uses, building citing, circulation pattern and architectural theme for the proposed development. Conditions of Approval will be applied to ensure that future projects are aesthetically appealing and mitigate any incremental impact caused by the project on the environment. Furthermore, any proposed future project will not be allowed to create a new source of substantial light or glare, which would affect day or nighttime views in the project area.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information complied by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:			X	
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?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

The subject properties are located in close proximity to the urban core of the City of Reedley. The Dinuba Avenue corridor leads directly into the central business district and other major centers of commerce in the City. The subject properties are surrounded by existing development and well-established residential neighborhoods and industrial uses. Thus, the Project will eliminate an existing community divide.

The project would not adversely affect agricultural or forestry resources. The subject territory consists of four contiguous parcels (APN: 370-070-45, 370-070-27, 370-070-84 and 370-070-85). Two existing residential structures face onto Fisher Avenue. The property located on the northeast corner (APN: 370-070-84) and southerly most parcel (APN: 370-070-85) are fallow parcels (@16.28-acres). There is an approximate 86-foot opening, located in the southwesterly corner of the territory, which serves as the connection point to the County of Fresno. None of the parcels actively farmed, or of a notable size to make farming operation viable.

The subject site is designated as "non-prime farmland" on the Fresno County Important Farmland 2010, Rural Land Mapping Edition, and Program Environmental Impact Report, Figure 6, Important Farmland Map, and thus is not considered to be prime farmland, farmland of statewide importance, or unique farmland. The subject territory and surrounding property are not subject to contracts under the Williamson Act. Therefore, the project itself will not cause any premature conversation of agricultural lands or cause other tertiary impacts to agricultural lands.

At this time, there are no special permit applications on file with the Community Development Department. Future proposed projects will be evaluated and required to comply with the City of Reedley General Plan Update (2030), Goals, Policies, Program Environmental Impact Report (PEIR), Mitigation Monitoring and Reporting Plan, and be consistent with the Reedley Municipal Code, Development Standards. Project proponents will be required to file a special permit application, which will describe in specificity proposed land uses, building citing, circulation pattern and architectural theme for the proposed development. Conditions of Approval will be applied to mitigate any incremental impact caused by the project on the environment.

Therefore, no project-specific mitigation for agricultural and forestry impacts is required. The project will be subject to the agricultural and forestry mitigation measures identified in PEIR (See Attachment Exhibit B, Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan Update 2030, dated February 18, 2014).

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY AND GLOBAL CLIMATE CHANGE - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan (*e.g.*, by having potential emissions of regulated criterion pollutants which exceed the San Joaquin Valley Air Pollution Control Districts (SJVAPCD) adopted thresholds for these pollutants)?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Environmental and Regulatory Setting Regarding Air Quality

The project is located in Fresno County and within the San Joaquin Valley Air Basin (SJVAB). This region has had chronic non-attainment of federal and state clean air standards for ozone/oxidants and particulate matter due to a combination of topography and climate. The San Joaquin Valley (Valley) is hemmed in on three sides by mountain ranges, with prevailing winds carrying pollutants and pollutant precursors from urbanized areas to the north (and in turn contributing pollutants and precursors to downwind air basins). The Mediterranean climate of this region, with a high number of sunny days and little or no measurable precipitation for several months of the year, fosters photochemical reactions in the atmosphere, creating ozone and particulate matter. Some air pollutants are fairly consistent throughout the year and are changeable from day to day and even hour to hour, due to complex interactions of topography, climate, and weather.

Regional factors affect the accumulation and dispersion of air pollutants within the SJVAPD. The SJVAPD is approximately 250 miles long and averages 35 miles wide, and is the second largest air basin in the state. The SJVAPD is defined by the Sierra Nevada in the east (8,000 to 14,000 feet in elevation), the Coast Ranges in the west (averaging 3,000 feet in elevation), and the Tehachapi mountains in the south (6,000 to 8,000 feet in elevation). The Valley is basically flat with a slight downward gradient to the northwest. The Valley opens to the sea at the Carquinez Straits where the San Joaquin-Sacramento Delta empties into San Francisco Bay. The Valley, thus, could be considered a "bowl" open only to the north. Summertime wind speed and direction data indicate that the Valley's air mass moves from the north end of the Valley and flows in a south-southeasterly direction through the Valley, through the Tehachapi Pass, into the Southeast Desert Air Basin.

During the winter, average high temperatures are in the 50s and the average daily low temperature is 45°F. Temperatures below freezing are unusual, but highs in the 30s and 40s can occur on days with persistent fog and low cloudiness. Wintertime wind speed and direction data indicate that prevailing winds flow occasionally reverse, with wind originating from the south end of the Valley and blowing in a north-northwesterly direction. While the Valley generally experiences light winds (less than 10 mph), more disturbed weather conditions with stronger ground level winds can generate fugitive dust and exacerbate particulate matter pollution. Winter also predisposes the SJVAPD to inversion layers, where warm air in the upper atmosphere caps cold air at lower elevations, with little or no normal convection to mix the air mass. Inversions can exist at the surface or at any height above the ground, and tend to act as a lid on the Valley, holding in the pollutants that are generated here.

Occurrences of high barometric pressure at any time of the year tend to cause the Valley atmosphere to stagnate and allow pollutants to concentrate. These factors create a climate conducive to elevated particulate matter (PM 10 and PM 2.5) concentrations and accumulations of carbon monoxide (CO).

Valley air quality has adverse impacts on human health, a situation rendered more serious due to the elevated proportion of sensitive persons (children and the elderly) in the local population. Childhood and adult asthma is prevalent and there is a high level of asthma mortality in the region. Outdoor recreation is often contraindicated, which has secondary cardiopulmonary effects from lack of physical activity.

The San Joaquin Valley Air Pollution Control District (SJVAPCD) is the local regional jurisdictional entity charged with attainment planning, rulemaking, rule enforcement, and monitoring under Federal and State Clean Air Acts and Clean Air Act Amendments. The regional SJVAPD has provided a means to undertake regional climatology studies for understanding transport and evolution of air pollutants, and a comprehensive approach to reducing air pollution in the entire Valley.

The SJVAPCD has promulgated a series of air quality attainment plans pursuant to requirements of Federal and state Clean Air Acts, complementing the efforts of the California Air Resources Board. These plans include a range of strategies to improve air quality through land use planning and transportation control measures, vehicle inspection programs, industrial point source permit controls, emission offsets, incentive programs to replace high-polluting equipment/vehicles with newer/cleaner technologies, and even regulations aimed at reducing the amount of pollutants transported in the Valley from the coastal (Bay) area. SJVAPCD Rulemaking efforts have focused on cost-effective technologies and measures which have aimed to reduce the most pollutants at the least cost on a regional basis.

Through these attainment plans and implementing regulations (e.g., Rules), the SJVAPCD has reduced emissions of pollutants and pollutants precursors overall and has achieved attainment of some national ambient air quality standards. However, ozone/oxidant air pollutant is a refractive problem. The SJVAPCD has a current designation of Extreme Non-Attainment. Full attainment is not projected until year 2024.

The Reedley General Plan Update 2030 and certified Program Environmental Impact Report, contains significant City goals, objectives, policies and mitigation measures to reduce potential air pollution and reduce emissions of greenhouse gases. While the PEIR was certified and adoption with an over-riding consideration for the intractable regional air pollution problems, policies of the General Plan, PEIR mitigation measures and conditions of approval will be applied to the project.

SJVAPCD Rules provide the main strategy for attaining National and State Ambient Clean Air Standards. Some SJVAPCD Rules would apply to aspects of using the subject property for the requested uses; for example, tenant activities, may involve applications of architectural coatings, use of mobile equipment, boilers, bakery and grill facilities, etc. that generate the emissions of air pollutants.

The project will not occur at a scale of which the potential to contribute substantially to existing or projected air quality violations, impacts, or increases of criteria pollutants for which the San Joaquin Valley region is under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors). The proposed project is not proposing a use which will create objectionable odors.

The project seeks to minimize short-term impacts to air anticipated during construction, requirements to minimizing idling, use of water for dust suppression and other best practices will be implemented. Also, Project guidelines will incorporate strong encouragement for the use of indigenous materials that will reduce vehicle emissions and therefore carbon impacts in sourcing of materials during construction.

At this time, there are no special permit applications on file with the Community Development Department. Future proposed projects will be evaluated and required to comply with the San Joaquin Valley Air Pollution Control District, Goals, Policies, Objectives and Programs, including, and not limited to

Rule 9510 (the Indirect Source Review Rule). Conditions of Approval will be applied to mitigate any incremental impact caused by the project on the environment.

Therefore, no project-specific mitigation for air quality is required. The project will be subject to the air quality mitigation measures identified in PEIR (See Attachment Exhibit B, Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan Update 2030, dated February 18, 2014).

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional project would not adversely habitat, wetlands, plants or wildlife, migratory routes, conservation plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
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?			X	
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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
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?			X	

The project would not adversely affect habitat, wetlands, plants or wildlife, migratory routes, conservation plans, or other biological resources because no known resources of this type exist on the premises. There is no known threatened or endangered plant or animal species, or migratory fish or wildlife species on the site. Nor is there any wetland, riparian or other sensitive habitats on the site. The proposed development will not interfere with a tree preservation policy or ordinance, or conflict with any habitat conservation or natural community conservation plan.

Historically, the site has been routinely disturbed and does not contain any known archeological resources, mineral resources, forest resources, or significant historical or paleontological resources. Nor does the site contain any known unique geologic features or human remains. The site is not within the rupture of a known earthquake fault, nor subject to strong seismic ground shaking. The site is not within a floodplain or tsunami zone.

Because the subject territory is located within urbanized area of Reedley, the project would not have any impact on any protected habitat, wetlands, plants or wildlife, migratory routes, conservation plans, or other biological resources because no known resources of this type exist on the premises. The project has no vegetation or wetlands to provide habitat.

Therefore, no project-specific mitigation for biological resources impacts is required. The project will be subject to the biological resources mitigation measures identified in PEIR (See Attachment Exhibit B, Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan Update 2030, dated February 18, 2014).

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Currently, the eastern and southern portions of the territory consists of nothing more than routinely disturbed ground and the existing single family residential dwelling units are of no historical significance. There are no structures which exist on or within the immediate vicinity of the site that are listed on, or considered to be eligible for the National, State or Local Register of Historic Places, and the subject site is not within either a designated or proposed historic district. As such, this project will have no impacts on any historical resources.

There is no evidence that cultural resources of any type (including historical, archaeological, paleontological, or unique geologic features) exist within the subject territory. Past record searches for the region have not revealed the likelihood of cultural resources on the subject property or in its immediate vicinity. However, because of the slight possibility of hidden archeological or paleontological resources that may be uncovered during excavation required for this development, the project will adhere to the protocols established in CEQA and the PEIR to address delayed discovery of such resources.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
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.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

The City of Reedley and the surrounding County of Fresno area has no known active earthquake faults, and is not in any Alquist-Priolo Special Studies Zone. The immediate Fresno area has extremely low seismic activity levels, although shaking may be felt from earthquakes whose epicenter lie to the east, west, and south. Known major faults are over 50 miles away and include the San Andreas Fault, Coalinga area blind thrust fault(s), the Long Valley, Owens Valley, and White Wolf/Tehachapi fault systems. The most serious threat to Reedley from a major earthquake in the Eastern Sierra would be flooding that could be caused by damage to dams on the upper reaches of the San Joaquin River.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Background

When sunlight strikes the Earth's surface, some of it is reflected back into space as infrared radiation. When the net amount of solar infrared energy reaching Earth's surface is about the same as the amount of energy radiated back into space, the average ambient temperature of the Earth's surface should remain more or less constant.

Global climate change (colloquially referred to as "global warming") is the term coined to describe very widespread climate change characterized by a rise in the Earth's ambient average temperatures with concomitant disturbances in weather patterns and resulting alteration of oceanic and terrestrial environs and biota. The predominant opinion within the scientific community is that global climate change is occurring, and that it is being caused and/or accelerated by human activities, primarily the generation of "greenhouse gases" (GHG).

GHGs are gases having properties that absorb and emit radiation within the thermal infrared range, and that would cause thermal energy (heat) to be trapped the earth's atmosphere. It is believed that increased levels of GHGs in the atmosphere can disturb the thermal equilibrium of the earth when natural carbon cycle processes (such as photosynthesis) are unable to absorb sufficient quantities of carbon dioxide and other GHGs in comparison with the amount of GHGs being emitted. It is believed that a combination of factors related to human activities, such as deforestation, emissions of GHG into the atmosphere from carbon fuel combustion, etc. are causing climate change.

Some GHGs occur naturally and are emitted to the atmosphere through both natural processes and human activities. Other GHGs are created and emitted solely through human activities. Water vapor is the most predominant GHG, and is primarily a natural occurrence: approximately 85% of the water vapor in the atmosphere is created by evaporation from the oceans. The major anthropogenic GHGs (those that enter the atmosphere because of human activities) are carbon dioxide, methane, nitrous oxide and fluorinated gases.

GHGs were not generally thought of as traditional air pollutants because their impacts are global and diffuse in nature, while the criteria air pollutants and air toxins directly affect the health of people and other living things at ground level in the general region of their release to the atmosphere. However, it has been realized that GHGs and associated climate change could also drastically affect the health of populations not only in the U.S., but around the world through sea level rise that displaces populations, causes economic and infrastructure damage, disrupts agriculture, increases heat-related illnesses, exacerbates effects of criteria air pollutants, spreads infectious diseases through proliferation of mosquitoes and other vectors carrying "tropical" diseases into temperate climate zones, and alters/endangers natural flora and fauna in terrestrial and aquatic environments. One oft-cited example of a predicted change in global climate is that the Sierra snowpack could be reduced to as little as 20% of its historic levels, a dire consequence since it is estimated that over 70% of California's population relies on this "frozen reservoir" for its water supply.

The State of California has formally acknowledged these risks and has tasked state and local governments with working toward reduction of potential global climate change. The Governor issued Executive Order No. S-03-05, and subsequently signed Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006, which was codified as Health & Safety Code Section 38501 *et seq.*

There are, at this time, no "attainment" concentration standards established by the federal or state government for GHGs (although several of the GHGs are regulated as precursors to criteria pollutants regulated by the federal and California Clean Air Acts). However, the State has codified a mandate to reduce GHG emissions to 1990 levels by the year 2020. In order to roll back GHG emissions to 1990 levels, a reduction of 174 million metric tons of CO2e would need to be achieved statewide—against the background of California's general population increase and the need for ongoing land and economic development. The combination of the need to reduce and the need to grow equate to a need to reduce per capita GHG emissions by some 290% from the "business as usual" scenario of continuing the former rate of escalated GHG emissions overtime.

It has been recognized that new development projects would potentially add GHG emissions and could exacerbate global climate change problems. In order to standardize evaluation of projects, Senate Bill 97 (codified as Public Resources Code Sections 21083.05 and 21097) requires the State Resources Agency to adopt guidelines for addressing climate change in environmental analysis pursuant to the California Environmental Quality Act (CEQA). The California Air Pollution Control Officers Association (CAPCOA) produced a comprehensive publication on this topic in August of 2010 titled *Quantifying Greenhouse Gas Mitigation Measures*. The Report provides methods for quantifying emission reductions from a specified list of mitigation measures, primarily focused on project-level mitigation. This document is intended to further support the efforts of local governments to address the impacts of GHG emissions in their environmental review of projects and in their planning efforts.

In order to standardize global climate change assessments within the San Joaquin Valley Air Basin, the SJVAPCD adopted a protocol for evaluating land use projects; the 2009 Guidance for Valley Land Use Agencies in Addressing GHG Emission Impacts for new project under CEQA. The District determined that the most appropriate assessment criteria would be oriented to performance based standards to streamline the CEQA process for determining significance of project impacts, rather than numerical modeling of GHG emissions and emission reductions. Projects meeting the Best Performance Standards ("BPS") established by the SJVAPCD would be determined to have a less than significant cumulative impact on global climate change. If projects could not demonstrate compliance with BPS, then a quantification of GHG emissions and demonstration of a 29% reduction in GHG emissions below the "business as usual" level will be required to determine that a project would have a less than significant cumulative impact.

At this time, there are no special permit applications on file with the Community Development Department. Future proposed projects will be evaluated and required to comply with the San Joaquin Valley Air Pollution Control District, Goals, Policies, Objectives and Programs. Conditions of Approval will

be applied to mitigate any incremental impact caused by the project on the environment.

Therefore, no project-specific mitigation for greenhouse gas emissions impacts is required. The project will be subject to the greenhouse gas emissions mitigation measures identified in PEIR (See Attachment Exhibit B, Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan Update 2030, dated February 18, 2014).

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIAL -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
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?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
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?				X
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?			X	
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?			X	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
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?			X	

Hazardous Materials

The subject property is not on the CalEPA list of contained sites, and residential properties are not permitted to engage in industrial or commercial activities which would involve the use, transport, store, and dispose of hazardous materials (outside of those approved for household cleaning and yard & garden pest control). Because the above-noted regulation relating to toxic and hazardous materials is a matter of law, the environmental assessment can rely on compliance without the need for specific mitigation.

Hazardous Facilities

The subject property is not located in any airport safety area, within two miles of a public airport, or directly adjacent to any freight rail lines. Urban areas have overhead and buried power, gas, rail and communication utility lines. Regulations require that contractors verify precise locations of these lines and avoid damaging them during construction activities; again, environmental assessment can rely on compliance without specific additional mitigation.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
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)?			X	
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 which would result in substantial erosion or siltation on- or off-site?			X	
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?			X	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	
f) Otherwise substantially degrade water quality?			X	
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?			X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
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?			X	
j) Inundation by seiche, tsunami, or mudflow?			X	

Water Supply, Water Treatment and Delivery Maintenance

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

The City of Reedley depends entirely on groundwater pumping from the Kings Basin. The topography of the Reedley area is relatively flat, and the primary slopes within the SOI are those found within the Kings River corridor. Subsurface lateral movement of runoff from the Sierra Nevada Mountains to the east and some general surface runoff in creeks, irrigation ditches and open space, percolation ponds and the Kings River are all a source of replenishment of the groundwater table. The City's groundwater supply is pumped from wells located entirely on the eastern side of the Kings River. The City does not pump or operate any groundwater wells on the westerly side of the Kings River.

The City has historically provided domestic water supply solely through groundwater extraction. The City operates six active water wells and three water storage towers. It is common practice for the City to drill its water production wells at depths greater than 800-feet to ensure sufficient supply and meet State Water Quality standards. This is because water quality in the Kings Basin is generally very good and groundwater quality in the Reedley vicinity is also generally good. In the City of Reedley 2011 Water Quality Report, the City reported that after testing for over 100 constituents, the City's groundwater supply met all health related standards established by the California Department of Public Health, and the U.S. Environmental Protection Agency.

The City of Reedley produced from 2003-2007, 11,474,563,400 gallons of water for public consumption. During the same period of time, the average Annual Daily Per Capita Water Use (gpcd) was 290 gpcd (2010 Urban Water Management Plan, Table 3-3, Base Daily Per Capita Water Use – 5-Year Range). In

2008, the City used 1,959,531,000 gallons of water (City of Reedley, 2008 Water Quality Report). In 2010 the City used 1,538,500,000 gallons of water (City of Reedley, 2010 Water Quality Report), and in 2011, the City used 1,450,120,000 gallons of water (City of Reedley, 2011 Water Quality Report). As such, from 2008 to 2011, the City experienced a significant reduction in annual groundwater extraction of approximately 1,563 acre-feet. The projected per capita water use from 2008 to 2011 dropped to "180 gpcd" (Urban Water Management Plan, 3.2.2 Projected Water Deliveries, Page 3-6).
The 2010 Urban Water Management Plan (2013) states the following:

> "The City plans to achieve compliance with the water use targets through water conservation, including metering with commodity rates. The recent implementation of metering and use of commodity rates resulted in a significant reduction in per capita use, from approximately 249 gallons per capita per day (gpcd) in 2006 to 180 gpcd in 2011. The City adopted a tiered rate structure which became effective May 1, 2010. The inclining block structure encourages conservation and discourages waste of potable water supplies by charging higher prices from excessive water uses. (HDR, page 3-10)

This 28% reduction in gpcd exceeds the State mandated 20% reduction by 2020, pursuant to Senate Bill X7-7, also known as the 20x2020 Plan. Upon review of the City of Reedley, 2014 monthly residential water billing there appears to be a continued downward trend of residential consumption of water.

Through the Reedley Municipal Code (RMC) the City has implemented regulations for the conservation of potable water. Pursuant to RMC, Water Conservation, Section 8-1-12(A), the goals of this section are to minimize water use and reduce unnecessary use of potable water supplies. This section of the code provides a definition of "waste of water", irrigation design guidelines, watering schedules and the enforcement process and penalties.

The GPU goals, policies, RMC and supporting plans (UWMP) represent an effort to effectively manage a valued resource. To effectively manage this finite resource the GPU includes numerous goals and policies promoting public education, transparency, conservation and collaboration with other governmental agencies. Implementation of all of these water polices will not wholly mitigate the critical overdraft of the Kings Basin. However, the collective Public Utilities Goals and Policies were specifically designed as a comprehensive set of tools to ensure the avoidance of a critical overdraft and ensure the City's diligent oversight, management and use of a finite water resource.

At this time, there are no special permit applications on file with the Community Development Department. Future proposed projects will be evaluated and required to comply with the City of Reedley General Plan Update (2030), Goals, Policies, Program Environmental Impact Report (PEIR), Mitigation Monitoring and Reporting Plan, and be consistent with the Reedley Municipal Code, Development Standards. Project proponents will be required to file a special permit application, which will describe in specificity proposed land uses, building citing, circulation pattern and architectural theme for the proposed development. Conditions of Approval will be applied to mitigate any incremental impact caused by the project on the environment.

Wastewater Management

The City currently operates its own wastewater treatment plant (WWTP) located at 1701 West Huntsman Avenue, Reedley, California. The WWTP Phase 1 project was recently completed which expanded the plant's capacity to 5.0 million gallons per day (mgd) and constructed new percolation ponds. The wastewater plant has also been designed to readily expand to a total capacity of 7.0 mgd. At total plant build-out the plant could accommodate the anticipated growth for the next 20 years. The plant is currently operating at approximately 2.0 mgd and based upon a review of capacity and expertise of the City in operating such a plan, it was concluded that the addition of 341 residential dwelling units would not exceed the total capacity of 5.0 mgd.

Additionally the WWTP site contains three additional stormwater basins. According to the City of Reedley, Waste Water Treatment Plant Draft Environmental Impact Report (2006), "New percolation ponds (approximately 20 acres total) will be constructed within the WWTP boundary, and will enable the plant to continue to provide 100 percent effluent reclamation via percolation" (Page 2-7). It is also noteworthy that part of the City's permit for the WWTP is that the City is required to discharge effluent reclamation waters between October and May, into three specific ponding basins for recharge purposes. According to WWTP records, the five-year average of effluent discharge used for percolation purposes is 704.4 million gallons; and, in 2012, 654.0 million gallons were discharged into these percolation ponds for groundwater recharge.

According to orders and permits issued by the California Water Quality Control Board for the City's WWTP, certain limits have been placed on discharge flows to percolation ponds and the Kings River. The WWTP is limited to a monthly average discharge flow of 3.5 million gallons per day (mgd) of waste water to approximately 39 acres of percolation ponds. The City is also limited to a monthly average discharge flow of 1.75 mgd of waste water into the Kings River. According to the Alta Irrigation District's Amended Groundwater Management Plan (2010), "effluent discharge by the City of Reedley ('Agency') from its sewer treatment plant into the Kings River should not be considered to be the prohibited exportation of groundwater, if such effluent recharges or benefits underground supplies available to landowners in the District"

Drainage, Stormwater Management and Flood Control

Storm water flows into street collection systems and enters the storm drain inlets where it is conveyed through sub-surface drainage piping to one of several storm water retention basins located throughout the City of Reedley. The design of the storm drainage collection system is based upon the peak flow that the pipeline collection system can carry and the topographic slope (or gradient) available in the area. The design of a storm water retention basin is based upon the total volume of runoff that the retention basin must be capable of storing. The estimate of peak flow and total runoff volumes includes calculations utilizing hydrological principals.

The City has ten drainage zones, nine permanent storm water retention basins, underground storm drains, storm drain inlets, a drainage ditch, and a pump station distributed throughout the City. For example, the Buttonwillow Irrigation Ditch is located on the east side of the City. Storm drains also carry water to one of three retention basins. The Camacho Park Retention Basin is located at the northeast corner of North and Columbia Avenues. Another retention basin is located at the end of Hemlock Avenue and Curtis Avenue, adjacent to the Reedley Parkway. Both of these retention basins are designed to use gravity to fill with water. Storm water is collected in these basins and percolates through the soil or evaporates into the air. The third retention basin is located at the intersection of Washington Avenue and Carolyn Lane. Storm water from this basin is pumped to an irrigation canal. See Figure 3.2 - Map of Retention Basin Sites. In addition, the Waste Water Treatment Plant is a significant source of groundwater recharge, as previously discussed above in the Public Utilities - Waste Water section.

There are also two well-defined areas in the City of Reedley that collect stormwater runoff, which flows directly to Alta Irrigation District (AID) facilities. The northern area is generally bound by Parlier, Frankwood, Manning and Hollywood Avenues. The second area is generally bound by North, East, and Dinuba Avenues. The two areas described above consist of approximately 20 acres of land. The amount of annual flow to the AID facility could be calculated based upon the annual rainfall level.

The storm drain runoff from this 20 acre area is an indirect source of groundwater recharge for AID. The collected stormwater runoff drains into irrigation ditches and canals which are an excellent opportunity for groundwater recharge. Any runoff not absorbed through seepage is available to AID for further recharge or delivery to their customers, which in turn reduces the potential need for drawing more water from the Basin for remaining service needs.

The National Pollutant Discharge Elimination System (NPDES) program controls and reduces pollutants to water bodies from point and non-point discharges. The NPDES Phase II Storm Water Program requires separate municipal storm sewer systems to obtain a permit and develop a storm water management program designed to prevent harmful pollutants from being washed by storm water runoff into local water bodies. The program must include public education, public participation and involvement, illicit discharge detection and elimination, construction site runoff control, post-construction runoff control and pollution prevention, and good housekeeping.

The City's Stormwater Management Implementation Plan (Starr Engineering 2007), represents the five-year management strategy for controlling the discharge of pollutants to the "maximum extent practicable" in stormwater runoff from the City urban area during the first NPDES stormwater permit term. The plan was prepared in support of the City's application for a Municipal Stormwater (MS4) Permit to the Central Valley Regional Water Quality Control Board. The plan includes information on federal, state, and local storm water quality regulations, stormwater quality control strategies and programs to be implemented in Reedley, storm water quality monitoring and assessment, and plan implementation requirements. The City is currently in compliance with all State Stormwater regulations and in the process of updating its Storm Drainage Master Planning Report. It is anticipated that the Master Plan will be complete during the early part of 2014.

The RMC, Stormwater Management Section 8-5-1, sets forth the local governing regulations for implementing stormwater quality management strategies consistent with its General Construction permit from the Central Valley Regional Water Quality Control Board. The regulations are applicable to all storm water generated on any developed or undeveloped urban land within the City or conveyed by the public storm drain system. The critical component of the regulations is as follows:

> All persons engaged in activities which will or may reasonably be expected to result in pollutants entering the public storm drain system shall undertake best management practices (BMPs) to minimize such pollutants, shall provide protection from accidental discharge of pollutants to the public storm drain system and comply with cleanup and notification requirements of this chapter. Such measures shall include the requirements imposed by federal, state, county, or local authorities. BMPs are site specific and are described in the documents "Storm Water Best Management Practice Handbook: Construction"; "Storm Water Best Management Practice Handbook: New Development and Redevelopment"; "Storm Water Best Management Practice Handbook: Industrial and Commercial"; "Storm Water Best Management Practice Handbook: Municipal"; or other guidance documents available from EPA and/or RWQCB. (RMC, Section 8-5-1)

To support these and other storm drainage facilities the City has created and implemented an impact fee program (Update of Development Impact Fee, dated January 17, 2005). The current drainage system is comprised of street gutters and underground pipes that convey the storm event runoff to detention basins, irrigation canals and the Kings River. $11,721,700 of the total cost constructing and maintaining the drainage system has been allocated to new development projects and is being spread to the various land uses in proportion to their need for storm water runoff capacity based on the following table of storm drainage runoff coefficients (Update of Development Impact Fee, dated January 17, 2005). The development impact fee is now being charged and collected at the time a building permit is issued.

The City has also recently purchased acreage for the purpose of groundwater recharge. As the City increases its groundwater recharge capability, the City has an opportunity to further reduce its consumptive use. The City has consulted with Kenneth D. Schmidt and Associates who has concluded that the recharge facility would reduce the existing water deficiency of approximately 1,000 acre-feet per year in the City by about 10 percent.

Based on a review of the project size and location, the project will not substantially alter the existing drainage pattern or cause drainage capacities to be exceeded. It is not located in a 100-year flood hazard area, nor does it propose structures within such an area. Given its location and existing infrastructure, the project does not expose people or structures to a significant risk of flooding or inundation.

At this time, there are no special permit applications on file with the Community Development Department. Future proposed projects will be evaluated and required to comply with the City of Reedley General Plan Update (2030), Goals, Policies, Program Environmental Impact Report (PEIR), Mitigation Monitoring and Reporting Plan, and be consistent with the Reedley Municipal Code, Development Standards. Project proponents will be required to file a special permit application, which will describe in specificity proposed land uses, building citing, circulation pattern and architectural theme for the proposed development. Conditions of Approval will be applied to mitigate any incremental impact caused by the project on the environment.

Therefore, no project-specific mitigation for hydrology and water quality impacts is required. The project will be subject to the hydrology and water quality mitigation measures identified in PEIR (See Attachment Exhibit B, Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan Update 2030, dated February 18, 2014).

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?			X	
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?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	

The City has actively been involved in the San Joaquin Valley Blueprint planning process since 2006. In 2010, the San Joaquin Valley Blueprint Council adopted 12 Growth Principles, which were incorporated into the process of updating the Reedley General Plan. These Growth Principles as well as goals and the policies within the General Plan Update are used to determine project consistency. The Kings River Village is consistent with the following San Joaquin Valley Blueprint Smart Growth Principles:

1. Create a range of housing opportunities and choices.
2. Create walkable neighborhoods.
3. Foster distinctive, attractive communities with a strong sense of place.
4. Make development decisions predictable, fair, and cost-effective.
5. Mix land uses.
6. Preserve open space, farmland, natural beauty, and critical environmental areas.
7. Provide a variety of transportation choices.

8. Strengthen and direct development towards existing communities.
9. Take advantage of compact building design.
10. Enhance the economic vitality of the region.
11. Support actions that encourage environmental resource management.

On February 25, 2014, the City Council approved the Reedley General Plan Update 2030 (GPU) and certified the environmental analysis. As much as the Council's affirmation was the culmination of a very long process, their action also initiated the next steps toward Reedley's future. The GPU goals and policies provide an overall direction for decision-making on development proposals and the day-to-day activities of the City's elected officials and staff. The GPU also provides developers of future proposed projects a sense of certainty regarding the City's development expectation. Implementation of the GPU's goals and policies will stimulate and cause a positive, broad reaching effect on the surrounding agricultural industries, the quality of life for its citizenry, delivery of public utilities, and impacts to the community's social and economic vitality throughout the entirety of the planning horizon (2030).

The overall guiding land use principles described in the General Plan are designed to provide an overall direction to assist decision-makers in determining the appropriateness of a request to changing either a planned land use or zone district designation. Those guiding principles are described in detailed statements of goals and polices outlined in the approved GPU (GPU, 2.3 Land Use Element Guiding Principles). The Project as proposed achieves all of the City's Land Use Element Guiding Principles in the General Plan 2030. These principles, and the ways in which the Project satisfies them, are as follows:

(a) Protect the agricultural economic base of the Reedley area by encouraging the preservation of the maximum feasible amount of productive and potentially productive agricultural land.

(b) Plan for urban growth in a manner that minimizes impacts on agriculture and the consumption of agricultural land.

(c) Establish a pattern of urban development which provides for the economically efficient provision of urban services with particular emphasis on sewer, water and storm drainage infrastructure.

(d) Provide transitions between various land uses and intensities using high quality design.

(f) Integrate land use planning, transportation planning, and air quality planning to make the most efficient use of public resources.

(h) Development in the planning area shall occur in a fashion that protects and enhances air quality and water quality.

Moreover there are also specific Land Use Element goals and policies, which when applied, would further indicate the appropriateness of the request. In this case, the light industrial planned land use is primarily found around the urban area of the City, as are designations for limited industrial uses as defined by the zoning ordinance. This land use must be conveniently accessible to transportation networks available to move raw and manufactured products. Below are those directly applicable policy statements:

LU 2.5C Facilitate orderly transition from rural/agricultural uses to urban land uses.

LU 2.5D Designate growth areas that can be served by existing and planned infrastructure.

LU 2.5E	Encourage a concentrated urban land use pattern that prioritizes development of in-fill and by-passed parcels, provides for the economically efficient provision of urban services, and maintains Downtown as the core of the City.
LU 2.5.5:	The City shall discourage the development of peninsulas of urban development into agricultural lands.
LU 2.7Q	Provide adequate sites and acreage for a wide range of industrial development.
LU 2.7N	Expand and diversify the industrial economic base.
LU 2.7P	Maximize the compatibility of planned industrial areas with surrounding non-industrial uses.
LU 2.7.49	Shall restrict land designated for non-intensive manufacturing, processing, and storage activities which do not have a detrimental impact on surrounding properties.
LU 2.7.50	Encourage development of light industrial uses in areas where the proposed use is compatible with the surrounding planned use.
LU 2.7.24	Ensure that all commercial land uses are developed and maintained in a manner complementary to and compatible with adjacent residential land uses, to minimize interface problems with the surrounding environment, and to be compatible with public facilities and services. As part of the City's project review process, major emphasis will be given to site and building design in order to ensure and/or preserve functionality and community aesthetics.

(a) Development projects shall appropriately interface with adjacent properties.

(b) Shopping Centers shall embrace a unified building, landscaping and signage design.

(c) Building facades with visible sides of buildings shall not develop with featureless, "blank walls".

(d) Adequate screen roof-mounted mechanical equipment, and ensure that such equipment adhere to noise standard set forth in the General Plan Noise Element.

In order to approve future development projects, each project must be substantially consistent with the GPU goals and policies. To ensure that future projects do not significantly affect the environment the City's implementation of the GPU goals and policies will serve as a mitigation tool for avoiding or reducing project-specific and cumulative environmental effects of resulting from build out of the City pursuant to the GPU. The mitigation measures themselves are designed to fill "gaps" that may exist between the level of impact avoidance or reduction provided by implementation of GPU goals and policies, and the level of impact avoidance or reduction needed to mitigate significant impacts to a "less than significant level".

These policies and mitigation measures were designed as an enforceable commitment and not merely adopted to be disregarded as a formality, pursuant to Resolution No. 2014-015. Within this Resolution, the Findings of Fact states:

"To the extent that these findings conclude that various mitigation measures outlined in the Final EIR are feasible and have not been modified, superseded or withdrawn, the City hereby binds itself to implement

these measures. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that will come into effect when the City Council adopts a resolution approving the Project."

On March 11, 2014, the City Council approved Resolution No. 2014-020, which approved the Reedley General Plan 2030 Update-Work/Implementation Plan (WIP). The purpose of this Plan is to outline the timelines of new policies and legislation necessary to move toward full implementation of the GPU. The WIP lists the new policies to be undertaken, timing of initiation and anticipated completion, responsible Department, and potential funding source. For the WIP, staff reviewed all of the GPU policies and selected only polices which were time sensitive and specifically state implementation within one year from the adoption of the GPU. Therefore, each proposed policies and/or proposed legislative action will require consideration and approval by the City Council over the duration of the 2014-2015 Plan period.

It should be also noted that there are many policies, which will be implemented on an ongoing basis and are relevant and part of the evaluation of any future entitlement submitted for approval.

The WIP was also developed because it may take several years to develop the new policies as well as implementation of the various annual reviews that are required. The WIP will may also serve as a performance based report card for Council, as City staff is required to prepare an annual report "describing progress made toward the development, adoption and implementation of these policies" (e.g., GPU-CIR 3.10.18, CIR 3.10.19A, COSP 4.3.3).

Both the Reedley General Plan 2012 and General Plan Update 2030 designate the entire subject territory with a light industrial planned land use designation. Through the recently approved Change of Zone Application No. 2015-1, the four parcels within the subject territory have been pre-zoned with a ML (*Light Industrial*) Zone District classification. The Annexation Application No. 2015-1 is also consistent with the Memorandum of Understanding Between the County of Fresno and the City of Reedley. This Application removes substantially surrounded areas, which complies with the standards of annexation.

At this time, there are no special permit applications on file with the Community Development Department. Future proposed projects will be evaluated and required to comply with the City of Reedley General Plan Update (2030), Goals, Policies, Program Environmental Impact Report (PEIR), Mitigation Monitoring and Reporting Plan, and be consistent with the Reedley Municipal Code, Development Standards. Project proponents will be required to file a special permit application, which will describe in specificity proposed land uses, building citing, circulation pattern and architectural theme for the proposed development. Conditions of Approval will be applied to mitigate any incremental impact caused by the project on the environment.

Therefore, no project-specific mitigation for land use and planning impacts is required. The project will be subject to the land use mitigation measures identified in PEIR (See Attachment Exhibit B, Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan Update 2030, dated February 18, 2014).

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X

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

The subject site is not located in an area designated for mineral resource preservation or recovery, and there are no mining or mineral extraction being proposed.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE -- Would the project result in:				
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?			X	
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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?			X	
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?			X	

Noise is an important factor which can influence the quality of life in the City of Reedley. Such exposure to excessive noise levels can adversely affect human health. Therefore, we must recognize the interrelationship of the noise element to land use, housing, circulation and open space. The purpose of the General Plan Noise Element is to identify noise sources that exist within the City and proposed

Planning Area. The Noise Element also establishes goals and policies to minimize potential adverse impacts from transportation and stationary noise to sensitive land uses such as residences, schools, churches and hospitals.

The methods used in the preparation of the Noise Element are defined by California Government Code Section 65302 (f) and the Guidelines for the Preparation and Contents of Noise Elements of the General Plan, adopted and published by the California Office of Noise Control (ONC). The ONC Guidelines provide definitions related to major noise sources, noise-sensitive uses (receptors), and identifies the types of major sources to be quantified. The current adopted guidelines give local governments' flexibility in identifying local levels of concern, in identifying sensitive uses, and in tailoring the noise element to local conditions.

A noise assessment was completed in Reedley in 2010 as part of the general plan update. Through that study it was determined that there are four major sources of community noise within the Planning Area: traffic on major local roadways, rail operations on the San Joaquin Valley Railroad (SJVRR), commercial/industrial facilities and aircraft operations at the Reedley Municipal Airport. Due to Reedley's location in a major agricultural area, noise from farming activities is also a concern.

According to the Government Code and ONC Guidelines, noise exposure information should be developed in terms of the Day-Night Average Level (DNL) or Community Noise Equivalent Level (CNEL) for transportation related noise sources. Analytical noise modeling techniques are typically used to measure major noise sources (traffic and railroads) within the study area. The CNEL descriptor was developed for the quantification of aircraft noise and used to measure noise sources at the Reedley Municipal Airport. These noise sources are then quantified for evaluating their impacts on sensitive receivers and land uses. This noise element was prepared in accordance with State law, ONC and an Environmental Noise Assessment, prepared by Brown-Buntin Associates, Inc.

Noise sensitive land uses identified in the Government Code and applicable in the City of Reedley would be residential development, schools, hospitals, churches and libraries. Sensitive noise sources and receivers are listed in Table 6-1 - Noise Sensitive Receivers Reference and further illustrated on Figure 6.1 - Noise Sensitive Receivers Map (GPU, Pages 166 & 167).

Noise is generally defined as "unwanted sound", which is a subjective determination of measureable physical phenomena. Ambient noise levels are a major determinant of "quality of life". Noise levels not only affect the utility and enjoyment of property, they directly affect property values and affect human health.

The City Noise Element establishes a land use compatibility criterion of 60dB DNL for exterior noise levels in outdoor activity areas of new residential developments. Outdoor activity areas generally include backyards of single family residences and patios and common open space areas in multi-family developments. The intent of the exterior noise level requirement is to provide an acceptable noise environment for outdoor activities and recreation. Furthermore, the Noise Element also requires that interior noise levels attributable to exterior noise sources not exceed 45 dB DNL. The intent of the interior noise level standard is to provide an acceptable noise environment for indoor communication and sleep.

Table 6.1.2-A – Allowable City-Wide Noise Exposure

ALLOWABLE TRANSPORTATION SOURCE NOISE EXPOSURE		
	Noise Sensitive Land Uses	New Transportation Noise Sources
Indoor	45	45
Outdoor	60	60
1. This table is applicable to noise sources created by either new development and/or new transportation projects. 2. Based on an evaluation of the existing condition and proposed project, the Community Development Director may allow exterior exposure up to 65 dB DNL where practical application of construction practices has been used to mitigate exterior noise exposure.		

Table 6.1.2-B - Allowable Noise Exposure

ALLOWABLE STATIONARY SOURCE NOISE EXPOSURE		
	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7 a.m.)
Hourly Leq, dBA	55	50
Maximum Level, dBA	70	65
1. As determined within outdoor activity areas of existing or planned noise-sensitive uses, if outdoor activity area locations are unknown, the allowable noise exposure shall be determined at the property line of the noise sensitive use. 2. Based on an evaluation of the existing condition and proposed project, the Community Development Director may allow exterior exposure up to 65 dB DNL where practical application of construction practices has been used to mitigate exterior noise exposure.		

The City of Reedley is bisected, in part, by the Exeter Branch of the San Joaquin Valley Railroad (formerly Southern Pacific Railroad). The rail line is located on a northwest-southeast corridor through the center of Reedley. The community's major industrial belt is concentrated on both sides of the rail corridor, both through the central core and through the southeastern quadrant of the Planning Area. This combined rail and industrial corridor is the principal noise generator within Reedley. The corridor's impact on residential uses and on sensitive receivers is minimized, however, due to the attenuation provided by the existing Central Business and Service Commercial uses located immediately northeast of the tracks and by the Service Commercial strip located along the southwest side of "I" Street.

Further, practical application of construction practices and daily construction scheduling between the hours of 7:00 a.m. and 5:00 p.m. will be used to mitigate exterior noise exposure, and the project will incorporate and implement, as applicable, the PEIR mitigation measures relating to noise and General Plan Noise Element Polices. The City therefore concludes that, even if construction-related exterior noise exposure in excess of 65 db occurs, the impacts will be intermittent and less than significant. This conclusion is bolstered by the fact that the project is located sufficiently far from sensitive receptors,

including schools, workers and residents, that construction phase noise even in excess of threshold levels will result in be less than significant impacts.

The project is not located within an airport land use plan or within two miles of an airport or private airstrip. The project is located in proximity to an active railroad line.

Therefore, no project-specific mitigation for noise impacts is required. The project will be subject to the noise mitigation measures identified in PEIR (See Attachment Exhibit B, Mitigation Monitoring Checklist for Final Environmental Impact Report (SCH No. 2010031106) & Reedley General Plan Update 2030, dated February 18, 2014).

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING -- Would the project:				
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)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	

On February 11, 2014, the City Council adopted the 2008-2015 Housing Element, The Housing Element is intended to provide citizens, public officials, and the general public with an understanding of the housing needs in the community and set forth an integrated set of policies and programs aimed at the attainment of defined goals to meet those needs.

According to California Government Code Section 65581, it is the intent of the Legislature in enacting Housing Element Law:

(a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal

(b) To assure that counties and cities will prepare and implement housing elements that, along with federal and state programs, will move toward attainment of the state housing goal

(c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs

(d) To ensure that each local government cooperates with other local governments in order to address regional housing needs

The Housing Element was prepared pursuant to Sections 65580 through 65589 of the California Government Code and contains a statement of goals, policies, objectives and programs for the development of housing in the community. State housing law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development.

The approved Housing Element was submitted to the HCD for their review on December 6, 2013. HCD did provide written findings which outline areas which if adjusted, or if further clarification was provided, the Element would be in statutory compliance. On January 24 and February 3, 2014 staff provided additional revisions to the HCD comments. Staff has worked with HCD staff over the past months and made the required clarifications.

On February 4, 2014 the City of Reedley received a letter from the HCD indicating that the City of Reedley 2008-2015 Housing Element meets the statutory requirements of State housing element law.

The project will provide for anticipated growth (GPU, Land Use, Section 2.1, Page 18) and anticipated development consistent with the regulatory environment. Although future development will be phased and intensifying the use of the currently undeveloped site, there is no significant distinction between the existing and proposed land use designations, which are identified in the GPU. Additionally, all future development applications must have consistency between the planned land use designation and corresponding zone district (GPU Planned Land Use and Zoning District Consistency Matrix (GPU, Table 2-4, Page 30). Properties within the vicinity of the subject territory have been developed and continue to develop at the intensity and scale designated by the GPU. Therefore, the proposed project will not directly or indirectly induce substantial population growth in the area, nor will it displace substantial number of people or housing.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES --				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Drainage and flood control?			X	
Parks?			X	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Schools?			X	
Other public services?			X	

At this time, there are no special permit applications on file with the Community Development Department. Future proposed projects will be evaluated and required to comply with the City of Reedley General Plan Update (2030), Goals, Policies, Program Environmental Impact Report (PEIR), Mitigation Monitoring and Reporting Plan, and be consistent with the Reedley Municipal Code, Development Standards. Project proponents will be required to file a special permit application, which will describe in specificity proposed land uses, building citing, circulation pattern and architectural theme for the proposed development. Conditions of Approval will be applied to mitigate any incremental impact caused by the project on the environment.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

The proposed project does not remove any existing recreational facility. Future development of the site may add a small increment of service demand for recreational facilities. Project conditions of approval and applying development impact fees to the project serve to mitigate any incremental impact caused by the project.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
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?		X		
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?		X		
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?		X		
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?		X		

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

The Circulation Element identifies a hierarchy of roads based upon their intended function and projected travel levels. The City's surface transportation system of streets and highways is based on a functional classification system providing four levels of service: major arterials, arterials, collectors, and local roads. The hierarchy of roadways is listed and briefly described below in Table 3-1 -Roadway Classifications.

Major Arterial roadways are typically designed with four through lanes, two transition/right-turn lanes and are divided by a raised median providing left-turn lanes. Major Arterial roadways are intended to provide a high capacity in selected high volume corridors. Major arterial roadways are designed with required right-of-way, as described in the City of Reedley, Standard Plans and Specifications.

Table 3-1-Roadway Classifications

Facility Type	Functional Emphasis
Freeway/Highway	Mobility with no direct land access and access limited to interchanges.
Expressway	Mobility with more frequent access to "arterial" but no direct land access.
Arterial	Mobility with access to "collectors", some "local" streets and major traffic generators.
Collector	Connects "local" streets to "arterials", also provides access to adjacent land uses; balances mobility and access. May be "major" or "minor" collector streets.
Local	Access to adjacent land uses only; no mobility function.
Alley	Access to adjacent land use only, no mobility function.

Arterial roadways are typically designed with four through lanes and two shoulder/transition lanes and can be divided or undivided by a median. Arterial roadways provide connection to collector streets and access to major traffic generators. Arterial roadways are designed with required right-of-way, as described in the City of Reedley, Standard Plans and Specifications.

Collector roadways are typically designed with four through lanes and two parking/transition lanes and provide connection between arterial streets to local streets. Collector streets can provide some limited access to private properties. Collector roadways are designed with required right-of-way as described in the City of Reedley, Standard Plans and Specifications.

Local streets are typically designed for either industrial or residential carrying capacity. Local streets are intended exclusively to provide direct access to properties and designed to discourage through traffic between major streets. Typically designed for either industrial or residential carrying capacity, these street cross-sections can be found in the City of Reedley, Standard Plans and Specifications. However, local streets are typically not planned by the General Plan 2030 Update, Land Use and/or Circulation Elements, but existing local streets may be shown on exhibits for informational purposes.

The City has also developed surface transportation standards for alleys, frontage roads, secondary and emergency/maintenance access road standards. These standards can be found in the City of Reedley, Standard Plans and Specifications.

Level of Service

"Level of Service" (LOS) is a description of the ability of a street segment or intersection to accommodate levels of traffic demand. LOS is a qualitative measure of traffic operating conditions, whereby a letter grade "A" through "F" is assigned to an intersection or roadway segment representing progressively worsening traffic conditions (See Table 3-2 - Level of Service Description). LOS A, typically represents unrestricted free flow of traffic and excellent comfort for motorists, while LOS F, which represents highly congested forced flow conditions where traffic exceeds the capacities of streets. The adopted LOS in the General Plan 2030, Circulation Element is LOS C.

Table 3-2- Level of Service Description

LOS	Conditions	Description	Intersections		
			Signalized	Unsignalized	All-Way Stop
A	Free Flow	Very slight delay. Progression is very favorable, with turning movements easily made.	≤10.0	≤10.0	≤10.0
B	Stable Operation	Good progression and/or short cycle lengths. Vehicle platooned are formed. Many drivers begin to fell somewhat restricted within groups of vehicles.	>10 and ≤20.0	>10 and ≤15.0	>10 and ≤15.0
C	Stable Operation	Higher delays resulting from fair progression and/or longer cycle lengths. Back-ups may develop behind turning vehicles. The number of vehicles stopping is significant and drivers feel somewhat restricted.	>20 and ≤35.0	>15 and ≤25.0	>15 and ≤25.0
D	Approaching Unstable	The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume-to-capacity ratios.	>35 and ≤55.0	>25 and ≤35.0	>25 and ≤35.0
E	Unstable Operations	Generally considered to be unacceptable to most drivers. Jammed conditions. Back-ups from other locations restrict or prevent movement. May also occur at high volume-to-capacity ratios.	>55 and ≤80.0	>35 and ≤50.0	>35 and ≤50.0
F	Forced Flow	Generally considered to be unacceptable to most drivers. Often occurs with over saturation. Jammed conditions. May also occur at high volume-to-capacity ratios. There are many individual cycle failures. Poor progression and long cycle lengths.	>80.0	>50.0	>50.0

Sources: Highway Capacity Manual 2000

The City does require Traffic Impact Studies for new development projects which have a significant impact based upon the number of vehicle trips generated by the project, location of the project relative to the existing circulation system, and actual or assumed level-of-service of surrounding streets or intersection. The General Plan policy is stated below:

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

(a) 500 vehicle trips per day; or
(b) 250 a.m. or p.m. peak hour trips; or
(c) 25 Percent increase to existing traffic conditions from the development project.

The proposed project does not meet any of these above referenced threshold, therefore a Traffic Impact Study was not required. The proposed annexation of the subject territory would have no impact on the existing circulation system.

At this time, there are no special permit applications on file with the Community Development Department. Future proposed projects will be evaluated and required to comply with the City of Reedley General Plan Update (2030), Goals, Policies, Program Environmental Impact Report (PEIR), Mitigation Monitoring and Reporting Plan, and be consistent with the Reedley Municipal Code, Development Standards. Project proponents will be required to file a special permit application, which will describe in specificity proposed land uses, building citing, circulation pattern and architectural theme for the proposed development. Conditions of Approval will be applied to mitigate any incremental impact caused by the project on the environment.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
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?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
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?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	