



REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO. VIII-B
COMMISSION MEETING 12.07.16

December 7, 2016

APPROVED BY

[Signature]
DEPARTMENT DIRECTOR

FROM: MIKE SANCHEZ, Assistant Director
Development Services Division *MS*

THROUGH: MCKENCIE CONTRERAS, Supervising Planner
Development Services Division *MC*

BY: PHILLIP SIEGRIST, Planner
Development Services Division *PS*

SUBJECT

Consideration of Vesting Tentative Tract Map No. T-6156/UGM and related Environmental Assessment No. D-16-072/T-6156 pertaining to 8.8 acres of property located on the northeast corner of North Millbrook and East Nees Avenues in northeast Fresno.

RECOMMENDATIONS

1. **ADOPT** the Finding of Conformity to the Fresno General Plan Master Environmental Impact Report as prepared for Environmental Assessment No. D-16-072/T-6156 dated September 19, 2016.
2. **APPROVE** Vesting Tentative Tract Map No. 6156/UGM subject to compliance with the Conditions of Approval dated December 7, 2016.

EXECUTIVE SUMMARY

Claudia Cazares, on behalf of Granville Homes, has filed Vesting Tentative Tract Map No. 6156/UGM, pertaining to approximately 8.8 acres of property located on the northeast corner of North Millbrook and East Nees Avenues. The applicant proposes to subdivide the property for the purpose of creating a one common lot condominium map for individual airspace ownership. Related Development Permit Application No. D-16-072, requesting authorization to construct 162 condominium units on the subject property, was approved by the Development and Resource Management Director on October 27, 2016. The subject property is located in the Fresno General Plan and the Woodward Park Community Plan. Both plans designate the subject site for Urban Neighborhood Residential (16-30 dwelling units per acre) planned land uses. Based upon the submitted subdivision design, the proposed subdivision can be found consistent with the Urban Neighborhood Residential planned land use for the subject property pursuant to the Fresno General Plan. **Thus, the subject application is consistent with the Fresno General Plan and the Woodward Park Community Plan.**

REPORT TO THE PLANNING COMMISSION

Vesting Tentative Tract Map No. 6156/UGM

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PROJECT INFORMATION

PROJECT	Vesting Tentative Tract Map No. 6156/UGM is a request to create a one common lot condominium map for individual airspace ownership.
APPLICANT	Claudia Cazares Granville Homes 1396 West Herndon Avenue, #101 Fresno, California 93711
LOCATION	8092 North Millbrook Avenue S/A; Located on the northeast corner of North Millbrook and East Nees Avenues (APN: 403-060-46) (Council District 6, Councilmember Brand)
SITE SIZE	Approximately 8.8 acres
LAND USE	Urban Neighborhood Residential (Vacant)
ZONING	RM-2/UGM (<i>Residential Multiple Family, Urban Neighborhood/Urban Growth Management</i>) zone district.
HOUSING ELEMENT SITE	The subject property is not designated as a Housing Element site.
PLAN DESIGNATION AND CONSISTENCY	The proposed one common lot condominium map is consistent with the Urban Neighborhood Residential planned land use designation of the Fresno General Plan and Woodward Park Community Plan.
ENVIRONMENTAL FINDING	A Finding of Conformity to the Master Environmental Impact Report (MEIR) was prepared on September 19, 2016.
PLAN COMMITTEE RECOMMENDATION	The Council District 6 Plan Implementation Committee reviewed and recommended approval of Vesting Tentative Tract Map No. 6156/UGM at their meeting on August 15, 2016 by a 4-0-2 vote (2 members absent).
STAFF RECOMMENDATION	Staff recommends adoption of Environmental Assessment No. D-16-072/T-6156 and approval of Vesting Tentative Tract Map No. 6156/UGM subject to compliance with the Conditions of Approval dated December 7, 2016.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium Low Density Residential	RS-4/UGM <i>(Residential Single Family, Medium Low Density/Urban Growth Management)</i>	Single Family Residential
South	Public Facilities Urban Neighborhood Residential	PI/UGM <i>(Public and Institutional/Urban Growth Management)</i> RM-2/UGM <i>(Residential Multiple Family, Urban Neighborhood/Urban Growth Management)</i>	Church Vacant/Parking
East	Medium Low Density Residential	RS-4/UGM <i>(Residential Single Family, Medium Low Density/Urban Growth Management)</i>	Single Family Residential
West	Medium Low Density Residential	RS-4/UGM <i>(Residential Single Family, Medium Low Density/Urban Growth Management)</i>	Single Family Residential

ENVIRONMENTAL FINDING

An environmental assessment initial study was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations.

Preparation of the environmental assessment necessitated a thorough review of the proposed project and relevant environmental issues and considered previously prepared environmental and technical studies pertinent to the Woodward Park Community Plan area, including the Fresno General Plan MEIR SCH No. 2012111015. These environmental and technical studies have examined projected sewage generation rates of planned urban uses, the capacity of existing sanitary sewer collection and treatment facilities, and optimum alternatives for increasing capacities; groundwater aquifer resource conditions; water supply production and distribution system capacities; traffic carrying capacity of the planned major street system; and, student generation projections and school facility site location identification.

The proposed multiple family residential project and Vesting Tentative Tract Map have been determined to be a subsequent project that is fully within the scope of the MEIR SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014. Therefore, the Development and Resource Management Department proposes to adopt a Finding of Conformity for this project. A public notice of the finding of conformity for Environmental Assessment No. D-16-072/T-6156 was filed with the Fresno County Clerk on September 19, 2016 with no comments or appeals received to date.

BACKGROUND / ANALYSIS

Project Description

Vesting Tentative Tract Map No. 6156/UGM was filed by Claudia Cazares, on behalf of Granville Homes, pertaining to approximately 8.8 net acres of property located on the northeast corner of North Millbrook and East Nees Avenues. Vesting Tentative Tract Map No. 6156/UGM is a request to subdivide the property for the purpose of creating a one common lot condominium map for individual airspace ownership. The subject property is currently undeveloped and located adjacent to and abutting single family residences to the north and east and has two street frontages (North Millbrook and East Nees Avenues). Furthermore, an existing Fresno Irrigation District (Enterprise No. 109 canal) easement approximately 0.68 acres in area runs along the northern (40 feet wide) and western (20 feet wide) property lines.

Related Development Permit Application No. D-16-072, requesting authorization to construct 162 condominium units located in 27 two-story buildings with a clubhouse/leasing office, private garages, on-site parking, and a pool on the subject property, was approved by the Development and Resource Management Director on October 27, 2016.

The subject property is located within the jurisdiction of the Fresno General Plan and the Woodward Park Community Plan. Both plans designate the subject site for Urban Neighborhood Residential (16-30 dwelling units per acre) planned land uses. As proposed, the 162 unit project would result in a density of 20 dwelling units per acre. Based upon the submitted subdivision design, the proposed subdivision can be found consistent with the Urban Neighborhood Residential planned land uses for the subject property as designated by both the Fresno General Plan and the Woodward Park Community Plan pursuant to section 66474.2 of the Subdivision Map Act.

Landscaping/Walls

The developer proposes to provide a six foot high wrought iron fence along the Millbrook and Nees Avenue street frontages. Pursuant to Fresno Municipal Code (FMC) Section 15-2006-L, the developer shall incorporate decorative pilasters with decorative caps spaced no more than 30 feet apart into the wrought iron fence. Furthermore, given that the proposed project is located adjacent to and abutting property zoned and planned for single family residential uses, the developer will be required to provide a stucco, decorative block wall between the two differing land uses, in accordance with FMC Section 15-2008-C.

The developer is required to provide street trees on all public street frontages per FMC. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage by the

Developer. There are approximately 615 linear feet of street frontage along East Nees Avenue resulting in the requirement of 10 street trees. The existing Enterprise No. 109 canal easement along North Millbrook Avenue precludes any street tree planting within 15 feet of either side of the canal. Therefore, there are no street tree requirements along North Millbrook Avenue. Furthermore, the developer is required to provide irrigation for all street trees.

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new developments are the ultimate responsibility of the Developer. The Developer shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 9 ("CFD No. 9").

Sidewalks, Streets and Access Points

The Public Works Department, Traffic Engineering Division has reviewed the proposed project and potential traffic related impacts for the proposed applications and has determined that the streets adjacent to and near the subject site will be able to accommodate the quantity and kind of traffic which may be potentially generated subject to the requirements stipulated within the memoranda from the Traffic Engineering Division dated September 16, 2016. These requirements generally include: (1) Dedication for public streets and right-of-way; (2) Street improvements, (including, but not limited to, construction of concrete curbs, gutters, pavement, underground street lighting systems); and, (3) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee and Fresno Major Street Impact (FMSI) Fee).

The applicant is proposing to create a one common lot condominium with individual airspace ownership to be served by interior private streets. There will only be one general entrance and exit at the site along North Millbrook Avenue and one Exit Only point with a sliding gate onto East Nees Avenue. In addition, there will be two pedestrian access gates onto East Nees Avenue and one onto North Millbrook Avenue.

Public Services

Sewer

The nearest sanitary sewer main to serve the proposed project is a 10-inch sewer main located in East Nees Avenue. Sewer facilities are available to provide service to the site subject to the conditions listed in the memoranda dated August 23, 2016.

Water

The nearest water mains to serve the proposed project are a 12-inch main located in North Millbrook Avenue and a 14-inch main located in East Nees Avenue. Water facilities are available to provide service to the site subject to the conditions listed in the memoranda dated July 5, 2016.

Fire

The City of Fresno Fire Department has conditioned the proposed project with requirements for installation of onsite fire hydrants and the provision of adequate fire flows per Public Works Standards. The project applicant shall comply with the Fire Department requirements as detailed in its memorandum dated August 9, 2016.

Flood Control

The Fresno Metropolitan Flood Control District (FMFCD) has indicated that this project can be accommodated by the district provided the developer comply with the FMFCD requirements as detailed in its memorandum dated October 17, 2016.

Common Interest Development (Condominiums and Conversions)

Development shall comply with the specific site requirements for residential condominiums outlined in FMC Section 15-3905, prior to approval of the Final Map. Should the standards for condominiums not be satisfied prior to approval of the Final Map, they shall be made conditions of project approval in addition to the specific requirements for condominium conversions outlined in FMC Section 15-3904.

The specific site requirements for residential condominiums were satisfied under Development Permit Application No. D-16-072 which was approved by the Development and Resource Management Director on October 27, 2016.

Public Input

Council District Plan Implementation Committee

The Council District 6 Plan Implementation Committee approved the proposed application on August 15, 2016 by a 4-0-2 vote (two members absent) with no conditions.

Neighborhood Meeting

Prior to project submittal, the applicant held several neighborhood meetings (five total) to discuss the proposed project with adjacent and surrounding property owners. The first meeting was held on April 12, 2016 and invitations were sent only to the adjacent property owners (14 properties). Discussion included introductions, project history, and potential development types to meet City requirements. Several other neighborhood meetings were held on April 18, 22, and May 2, 2016. Attendance during those meetings ranged from 5-30 attendees. During the meetings the applicant provided draft project layouts and elevations and received feedback and comments from the attendees; some of which included requests that do not meet the City's land use or zoning for the subject property. The last meeting was held on May 16, 2016 in accordance with FMC Section 15-5006, and noticed property owners within 500 feet of the subject property. The applicant made several revisions to the proposed project which included reducing the building height from three stories to two stories as well as reducing the overall number of units.

Notice of Planning Commission Hearing

The Development and Resource Management Department mailed notices of this Planning Commission hearing to surrounding property owners within 1,000 feet of the subject property on November 23, 2016, pursuant to Section 15-5007 of the FMC.

LAND USE PLANS AND POLICIES

Fresno General Plan

There are several policies in the general plan that support the project. Only the most applicable goals, objectives and policies will be cited here. The major themes are Complete Neighborhoods and Infill Development.

The proposed project is consistent with the Urban Neighborhood Residential planned land use designation of the Fresno General Plan. The proposed project will facilitate development of the site with a multi-family residential project, which is the intent of the Fresno General Plan for this property. Objectives and policies within the Fresno General Plan support efficient and equitable use of resources, and multi-family infill development. Some of those objectives and policies are outlined below:

- Objective UF-1: Emphasize the opportunity for a diversity of districts, neighborhoods, and housing types.
 - Policy UF-1-a: **Diverse Neighborhoods.** Support development projects that provide Fresno with a diversity of urban and suburban neighborhood opportunities.
 - Policy UF-1-d: **Range of Housing Types.** Provide for diversity and variation of building types, densities, and scales of development in order to reinforce the identity of individual neighborhoods, foster a variety of market-based options for living and working to suit a large range of income levels, and further affordable housing opportunities throughout the city.
- Objective UF-12: Locate roughly one-half of future residential development in infill areas—defined as being within the City on December 31, 2012—including the Downtown core area and surrounding neighborhoods, mixed-use centers and transit-oriented development along major BRT corridors, and other non-corridor infill areas, and vacant land.
- Objective LU-1: Establish a comprehensive citywide land use planning strategy to meet economic development objectives, achieve efficient and equitable use of resources and infrastructure, and create an attractive living environment.
 - Policy LU-1-a: **Promote Development within the Existing City Limits as of December 31, 2012.** Promote new development, infill, and rehabilitation of existing building stock in the Downtown Planning Area, along BRT corridors, in established neighborhoods generally south of Herndon Avenue, and on other infill sites and vacant land within the City.

- Objective LU-2: Plan for infill development that includes a range of housing types, building forms, and land uses to meet the needs of both current and future residents.
 - Policy LU-2-a: **Infill Development and Redevelopment.** Promote development of vacant, underdeveloped, and re-developable land within the City Limits where urban services are available by considering the establishment and implementation of supportive regulations and programs.
- Objective LU-5: Plan for a diverse housing stock that will support balanced urban growth, and make efficient use of resources and public facilities.

The proposed project is consistent with the objectives and policies of the Fresno General Plan, as it would allow development of existing properties within the City of Fresno. The project promotes multi-family residential development and reinvestment within the City and preserves and protects resources within the City by expanding opportunities for development on infill properties. Infill development conserves resources and takes advantage of existing infrastructure. Furthermore, the proposed multi-family development will enhance the overall character of the neighborhood by creating a more complete neighborhood.

Woodward Park Community Plan

The subject property is designated for Urban Neighborhood Residential planned land uses by the Woodward Park Community Plan. Upon reviewing the policies contained in the Plan staff has determined that there is some conflict between the FMC and the Woodward Park Community Plan regarding property development standards; however, pursuant to Section 15-104-D-4 of the FMC, the FMC shall control.

Vesting Tentative Tract Map Findings

The Subdivision Map Act (California Government Code §§ 66400, *et seq.*) requires that a proposed subdivision not be approved unless the map, together with its design and improvements, is found to be consistent with the General Plan and any applicable specific plan (Finding No. 1 below).

State law further provides that the proposed subdivision map be denied if any one of the Finding Nos. 2 - 5 below is made in the negative. In addition, State law requires that a subdivision be found to provide for future passive and natural heating or cooling opportunities in the subdivision development (Finding No. 6 below).

1. The proposed subdivision map, together with its design and improvements, is consistent with the City's General Plan and the Woodward Park Community Plan, because the plans designate the site for Urban Neighborhood Residential planned land uses and the project design meets the density and zoning ordinance criteria for development pursuant to Section 65451 of the CA Government Code.
2. This site is physically suitable for the proposed type and density of development, because conditions of approval will ensure adequate access and drainage on and off the site; and,

that development shall occur in accordance with adopted standards, goals, objectives, and policies for development in the City of Fresno.

3. The proposed subdivision design and improvement is not likely to cause substantial and considerable damage to the natural environment, including fish, wildlife or their habitat, because the area is not known to contain any unique or endangered species and the urbanized nature of the area in which the site is located.
4. The proposed subdivision design and improvements are not likely to cause serious public health and safety problems, because the conditions of approval have shown and will insure that the subdivision conforms with city health and safety standards.
5. The proposed subdivision design will not conflict with public easements within or through the site, because conditions of approval will assure noninterference with any existing or proposed public easements.
6. The design of the subdivision provides, to the extent feasible, for future passive and natural heating or cooling opportunities in the subdivision, because of the appropriate use and placement of landscaping plant materials and because of the orientation of the proposed lots.

The subdivision map, based on the required findings for approval and subject to the recommended conditions of approval, and the standards and policies of the Fresno General Plan and Woodward Park Community Plan, complies with applicable zoning and subdivision requirements. Based upon the plans and information submitted by the applicant and the recommended conditions of project approval, staff has determined that these findings can be made.

CONCLUSION / RECOMMENDATION

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the Fresno General Plan and the Woodward Park Community Plan; its compatibility with surrounding existing or proposed uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment. Upon consideration of this evaluation, it can be concluded that Vesting Tentative Tract Map No. 6156/UGM are appropriate for the project site.

Action by the Planning Commission is final unless appealed to the City Council in accordance with FMC Section 15-5017.

Attachments: Exhibit A – Vicinity Map
 Exhibit B – Aerial Photo
 Exhibit C – Noticing Map
 Exhibit D – General Plan Land Use Map
 Exhibit E – Vesting Tentative Tract Map No. 6156 dated September 9, 2016

REPORT TO THE PLANNING COMMISSION

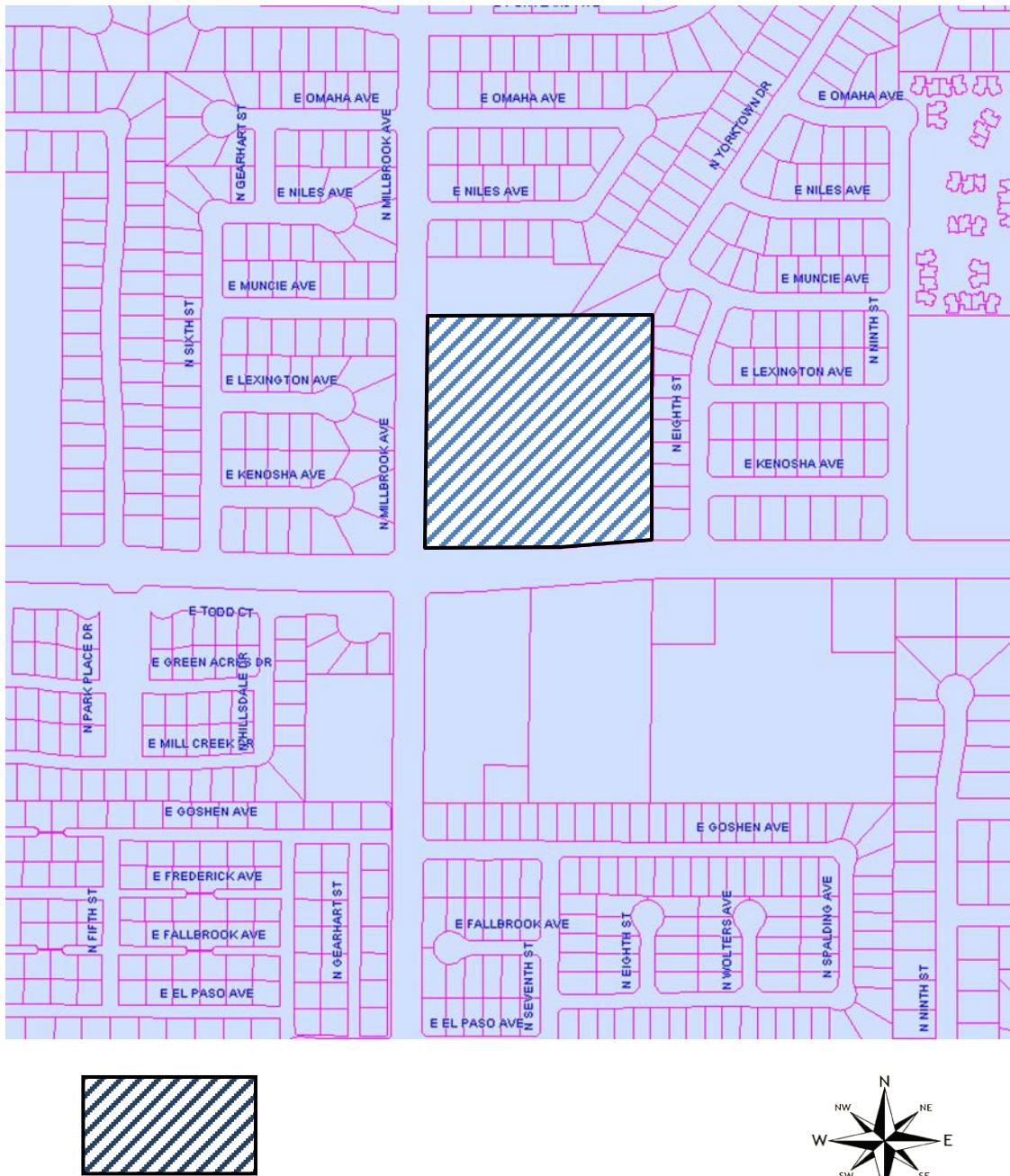
Vesting Tentative Tract Map No. 6156/UGM

December 7, 2016

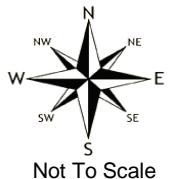
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- Exhibit F – Site Plan for Development Permit Application No. D-16-072
- Exhibit G – Conditions of Approval dated December 7, 2016
- Exhibit H – Comments and Requirements from Responsible Agencies
- Exhibit I – Environmental Assessment dated September 19, 2016

Exhibit A:
Vicinity Map



Subject Property



VICINITY MAP

EA No. D-16-072/T-6156 for Development
Permit Application No. D-16-072 and Vesting
Tentative Tract Map No. T-6156/UGM

PROPERTY ADDRESS

8092 North Millbrook
Avenue

DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

By: P. Siegrist
December 7, 2016

Exhibit B:
Aerial Photograph of Site
(2015)



Exhibit "B": Aerial Photograph of Site

Exhibit C:
Noticing Map

799922 T-6156UGM

Buffered at:1000 Feet, Legal Notices, Owners
40306046

Address List Map, c:\gisdm6\automap\adrlist.mxd, Tue Nov 01 15:31:54 2016

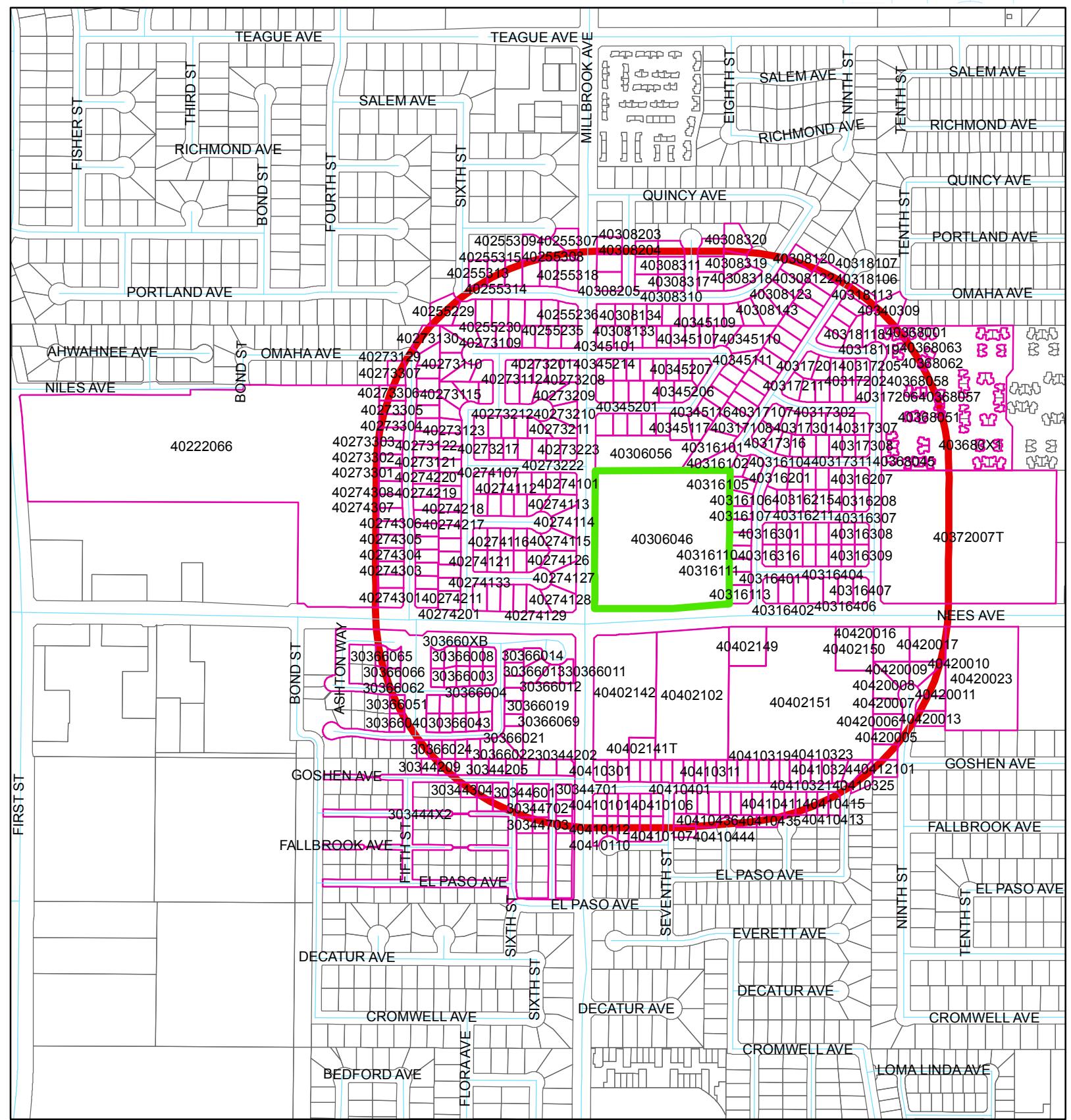
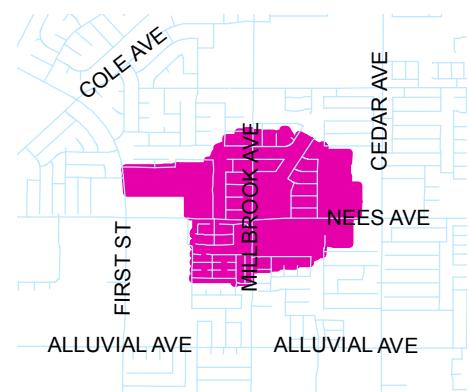
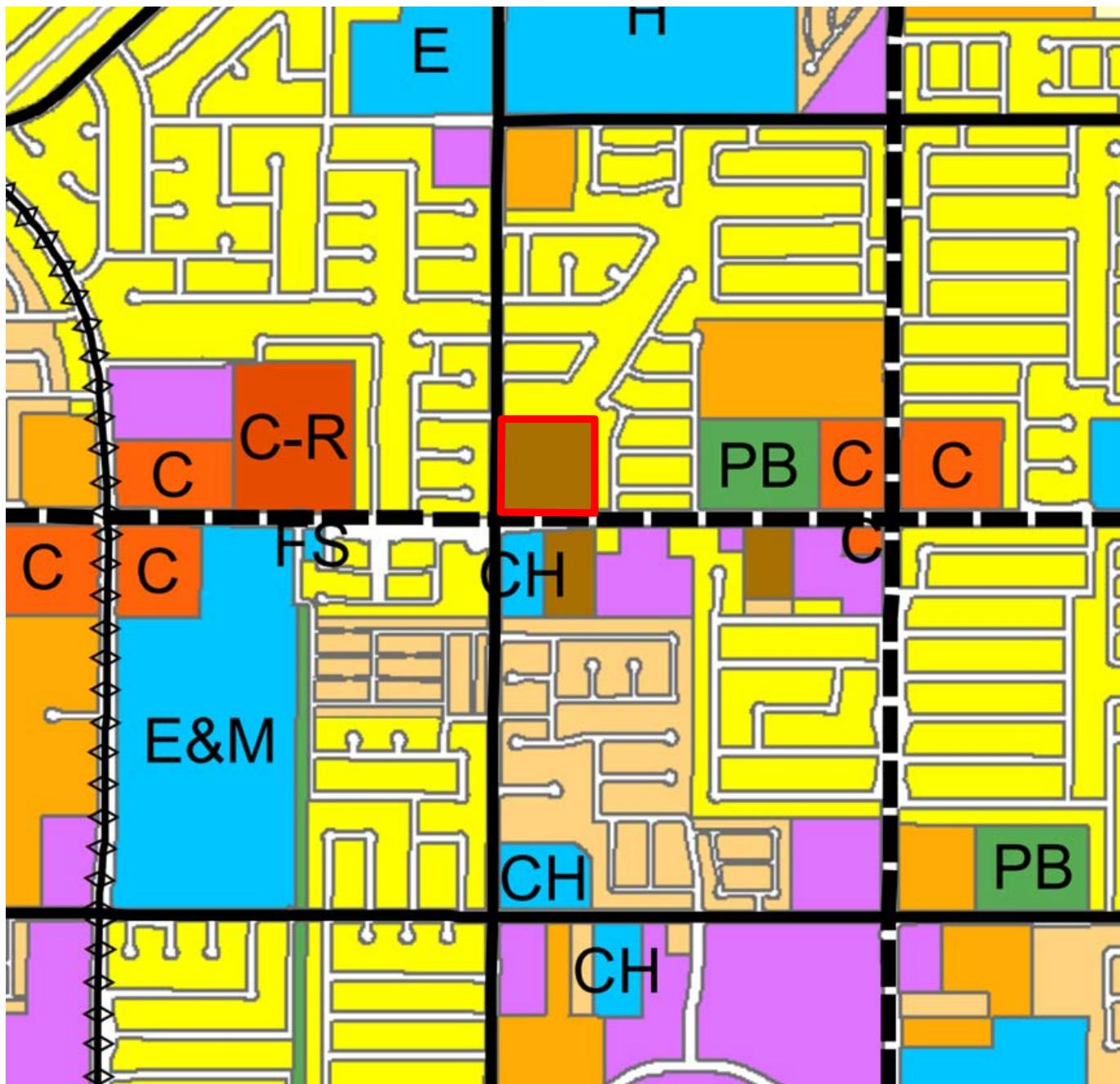


Exhibit D:
General Plan Land Use Map



General Plan Land Use Map

Exhibit E:
Vesting Tentative Tract Map No. 6156

TENTATIVE MAP
TRACT No. 6156

A VESTING MAP FOR CONDOMINIUM PURPOSES

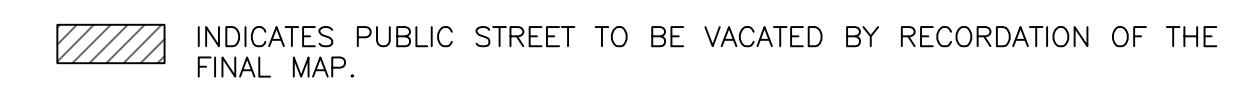
APN 403-060-46
NET AREA = 8.78 ACRES
GROSS AREA = 9.95 ACRES

IMPROVEMENTS TO BE INSTALLED:

1. STREETS – CITY OF FRESNO STANDARDS
2. SEWER – CITY OF FRESNO STANDARDS
3. WATER – CITY OF FRESNO STANDARDS
4. CURB & GUTTER – CITY OF FRESNO STANDARDS
5. SIDEWALK – CITY OF FRESNO STANDARDS
6. STREET LIGHTS – CITY OF FRESNO STANDARDS
7. DRAINAGE – FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
8. GAS & ELECTRICITY – PACIFIC GAS & ELECTRIC
9. TELEPHONE – A.T.&T.
10. CABLE TELEVISION – COMCAST

NOTES

1. EXISTING ZONING – RM-2/UGM
2. PROPOSED ZONING – RM-2/UGM
3. EXISTING USE – VACANT/RESIDENTIAL
4. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
5. THERE ARE NO EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
6. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING BUILDINGS.
7. THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
8. THERE ARE 20± TREES WITHIN THIS PROPERTY TO BE REMOVED.
9. EXISTING HOUSE AND ABOVE GROUND STRUCTURES TO BE REMOVED.
10. THERE SHALL BE A 15' LANDSCAPE EASEMENT ALONG THE FRONTAGE OF MILLBROOK AVENUE, AND A 20' LANDSCAPE EASEMENT ALONG NEES AVENUE.

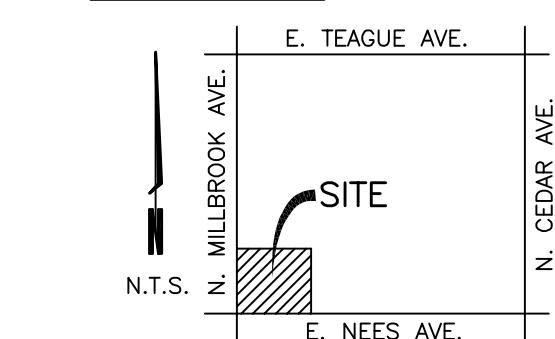


△△△△△ INDICATES RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS.

LEGEND:

- — — EXISTING CENTERLINE
- ===== EXISTING CURB AND GUTTER TO REMAIN
- · · — EXISTING RIGHT-OF-WAY TO REMAIN
- · · · — PROPOSED RIGHT-OF WAY
- — — SITE BOUNDARY LINE

VICINITY MAP.



**GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING**

1119 "S" STREET
FRESNO, CA 93721

Exhibit F:
Site Plan for Development Permit Application No. D-16-072

NOTES:

1. CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE. 621-6888
2. THE SANITARY SEWER SERVICES, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
3. ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKING VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
4. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA..
5. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
6. TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
7. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES, DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 621-5300 TO ARRANGE AND COORDINATE WORK.
8. NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
9. ALL GATES ON COMMON ACCESS DRIVES AND ALL PEDESTRIAN GATES, WHERE REQUIRED SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 21B700 SERIES OR CYLINDER LOCK 1W7B2).
10. LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT department.
11. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.
12. SIGNS, OTHER THAN DIRECTIONAL SIGNS, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW APPLICATION. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
13. A BACKFLOW PREVENTION DEVICE IS REQUIRED! CONTACT WATER DIVISION AT 621-5300 FOR REQUIREMENTS; DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER; A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE; BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER; BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL; DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
14. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444
15. AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24), AN UNOBSTRUCTED 4-FOOT MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK WITHIN THE LIMITS OF THE PROPERTY IS PROVIDED.
16. RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROOVING.
17. EACH CURB RAMP SHALL HAVE A DETECTABLE WARNING DEVICE AS PER PW STD. DWGS. P-28 & P-29.
18. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
19. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 12-1011 AND RES. NO. 78-522/88-229.
20. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE PLANNING AND DEVELOPMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
21. NO STRUCTURES OF ANY KIND (INCLUDING SIGNS, TRASH AND RECYCLING, ETC.) MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
22. ALL FUTURE PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED BY THE CITY OF FRESNO, PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
23. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
24. CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING @ 621-8800, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
25. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 916/653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: 805/644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
26. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED 'ALL WEATHER' SURFACE CAPABLE OF SUPPORTING 80,000 LB. VEHICLES (MINIMUM 4" OF BASE ROCK OVER COMPACTED OR UNDISTURBED SOIL OR PER APPROVED ENGINEERED PLANS) YEAR-ROUND AND WITH 24 FEET MINIMUM WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
27. PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION.
28. WALKWAYS CONNECTING ACCESSIBLE ENTRANCES AND OTHER FEATURES CANNOT SLOPE MORE THAN 5% IN THE DIRECTION OF TRAVEL NOR HAVE A CROSS SLOPES EXCEEDING 2%.
29. THE PROPOSED USE AND OPERATION SHALL COMPLY WITH ARTICLE 25 – PERFORMANCE STANDARDS CONTAINED IN THE FMC.

NOTES: (CONTINUED)

30 DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS P-21, P-22 AND P-23.

31. TRUNCATED DOMES TO BE PLACED ON THE FULL WIDTH AND LENGTH OF ALL ON-SITE CURB RAMPS.

32. THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED IS A BARRIER-FREE ROUTE 48" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS BEVELED AT A 1:2 MAXIMUM SLOPE, AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4". THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5%. THE SURFACE IS FIRM, STABLE AND SLIP RESISTANT. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80". THE ARCHITECT SHALL VERIFY EXISTING CONDITIONS AND DELINEATE ANY REQUIRED UPGRADES INCLUDING THOSE FOR CURB RAMPS PER CBC 1127B.5.

33. CONSTRUCT CONCRETE CURB RAMP TO PUBLIC WORKS STANDARD(S) P-28 OR P-29, AND P-32.

34. INSTALL 30" STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" DIA. GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7' ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. WHERE "RIGHT TURN ONLY" SIGN ALSO REQUIRED AT SAME LOCATION, INSTALL 30" X 36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST.

35. REMOVE EXISTING CURB & GUTTER AND CONSTRUCT STREET TYPE APPROACH AS PER PW STD. P-77.

36. CONSTRUCT DRIVEWAY APPROACH AS PER PW STDS. P-3 & P-6.

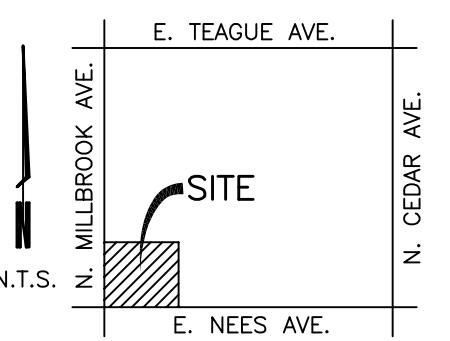
37. REMOVE EXISTING DEPRESSED CURB AND CONSTRUCT CURB & GUTTER AS PER PW STD. P-5.

38. WHERE MISSING, INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK.

39. CONSTRUCT 6' SIDEWALK AS PER PW STD. P-5.

40. PROPOSED STREET DEDICATION

CINITY MAP:



LEGEND:

— — — — —	EXISTING CENTERLINE TO REMAIN
— · · · · — —	EXISTING RIGHT-OF-WAY TO REMAIN
— — — — —	PROPOSED RIGHT-OF WAY
— — — — —	EXISTING CURB & GUTTER TO REMAIN
— ○ — ○ — ○ —	PROPOSED 6' WROUGHT IRON FENCE WITH DECORATIVE PILASTERS
	INDICATES PUBLIC STREET TO BE VACATED BY RECORDATION OF THE FINAL MAP.
	FIRE LANE (PAINTED RED CURB WITH "FIRE LANE" IN 3" WHITE LETTERS)
 BUILDING	 TWO STORY SIX UNITS 4—TWO BEDROOM 2—ONE BEDROOM
ONE BEDROOM	54
TWO BEDROOM	108
TOTAL RESIDENTIAL UNITS	162
 PARKING STALLS	
GARAGES	162
STANDARD	151
HANDICAP	6

TE: EXISTING PLANNED LAND USE

URBAN NEIGHBORHOOD

2. EXISTING AND PROPOSED ZONING: RM-2
3. PROJECT SITE AREA:
NET AREA = 8.78 ACRES
GROSS AREA = 9.95 ACRES
NET AREA AFTER VACATION AND DEDICATIONS = 8.85 ACRES
4. OPEN SPACE = 240,270 SQ. FT.
5. NEES AVENUE LANDSCAPING = 9,479 SQ. FT. (72%)
6. FRONTAGE COVERAGE = 400' / 603' = 66%
7. LOT COVERAGE:
TOTAL BUILDING FOOTPRINT AREA = 2.32 ACRES
COVERAGE = 2.32 / 8.85 = 26.2%

SITE PLAN

TRACT NO. 6156

2 N. MILLBROOK A
APN 403-060-46

**GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING**

1119 "S" STREET
FRESNO, CA 93721

(559) 264-3590

(559) 204-5590

POSITION OF THE SOUTHW
CORNER OF SECTION 26,
T 12 S, R 20 E, M.D.B.8

0'  EAST  NFES  AVEN

— — — — —

A topographic map showing contour lines and a stream. The map includes labels for 'EAST', 'WEST', and 'EX. FH'. A vertical dashed line is labeled '2'. A dashed line extends from the bottom right towards the center of the map.

-----\ CENTERLINE AS PER OPL NO. 71

— — — — —

11. *What is the primary purpose of the following statement?*

Exhibit G:
Conditions of Approval

**CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT**

CONDITIONS OF APPROVAL

DECEMBER 7, 2016

VESTING TENTATIVE TRACT MAP No. 6156/UGM

“FOR CONDOMINIUM PURPOSES”

NORTHEAST CORNER OF THE INTERSECTION OF NORTH MILLBROOK AND EAST NEES AVENUES

All tentative maps are subject to the applicable provisions of the State Subdivision Map Act, Fresno Municipal Code (FMC), City policies, and City of Fresno Standard Specifications. The following specific conditions are applicable to this vesting tentative map:

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code §66020(d)(1), the imposition of fees, dedications, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations or exactions imposed on the development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun (please see section related to Development Fees and Charges included herein below for further information).

Improvements and payments shall not be required on or in front of any undeveloped portion of a net acreage of ten acres or more which exists after the division of land. All improvements and payments shall be completed with development.

URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)

The subdivider of property located within the UGM boundaries shall comply with all sewer, water and street requirements and pay all applicable UGM fees imposed under the Urban Growth Management process (with appropriate credit given for the installation of required UGM improvements) in accordance with the requirements of State Law as related to tentative tract maps.

GENERAL CONDITIONS

1. Upon conditional approval of Vesting Tentative Tract Map No. 6156/UGM, a one common lot condominium map for individual airspace ownership, the subdivider may prepare a Final Map in accordance with the approved tentative map and Development Permit Application No. D-16-072.
2. The subdivider shall comply with Regulation VIII and Rule 8060 of the San Joaquin Valley Air Quality Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.
3. The developer/owner shall pay the appropriate park facilities fee and/or dedicate lands for parks and recreation purposes pursuant to Ordinance Nos. 2005-112 and 2005-113 adopted by the Fresno City Council on September 27, 2005.
4. Submit grading plans and a soils report to the City of Fresno Development and Resource Management Department, Development Services (Planning) Division for verification prior to Final Map approval. Grading plans shall indicate the location of any required walls and indicate the proposed width of required landscape easements or strips. Approval of the grading plan is required prior to Final Map approval.
5. At the time of Final Map submittal, the subdivider shall submit engineered construction plans to the City of Fresno Public Works, Public Utilities, and Planning and Development Departments for grading, public sanitary sewer system, public water system, street lighting system, public streets, and storm drainage, including other technical reports and engineered plans as necessary to construct the required public improvements and work and applicable processing fees.
6. Engineered construction plans shall be approved by the City prior to the approval of the Final Map. If, at the time of Final Map approval, such plans have not been approved, the subdivider shall provide performance security in an amount established by the City to guarantee the completion of plans.
7. Public utilities easements, as necessary, shall be shown on the Final Map and dedicated to the City of Fresno. Public utility easements beyond the limits of the Final Map, but required as a condition of development, shall be acquired at the subdivider's cost and shall be dedicated by separate instrument at the time of Final Map approval. The relocation of existing utilities necessitated by the required public improvements shall be paid for by the subdivider. The subdivider is responsible to contact the appropriate utility company for information.

8. Comply with the conditions, policies and standards set forth in the City of Fresno, Municipal Code, Part IV, Chapter 15, "Land Divisions," Resolution No. 68-187, "City Policy with Respect to Subdivisions;" and City of Fresno Standard Specifications, 2002 Edition, and any amendments thereto.
9. The subdivider shall pay applicable fees for, but not limited to, plan checks for street improvements and other grading and construction; street trees, street signs, water and sewer service, and inspections in accordance with the City of Fresno Master Fee Schedule (City Resolution No. 79-606 and No. 80-420) and any amendments, modifications, or additions thereto; and in accordance with the requirements of State law as related to tentative maps.
10. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the Fresno Municipal Code (FMC) and the State Subdivision Map Act. The subdivider shall complete all the public improvements prior to the approval of the Final Map by the City. If, at the time of Final Map approval, any public improvements have not been completed and accepted in accordance with the standards of the City, the subdivider may elect to enter into an agreement with the City to thereafter guarantee the completion of the improvements.
11. As a condition of Final Map approval, the subdivider shall furnish to the City a subdivision guarantee listing all parties having any right, title or interest and the nature of their interest per State law.

GENERAL INFORMATION

12. Prior to the issuance of building permits for the subdivision, school construction fees shall be paid to the respective school district, in which the subject property is located, in accordance with the school district's adopted schedule of fees.
13. Contact the United States Postal Service for the location and type of mailboxes to be installed in this subdivision.
 - a) It is recommended that at least 6 months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to completing the Agreement, the Developer shall provide a final map (with address details) to the local USPS representative. The Developer shall,

at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.

14. Pursuant to Section 66456.1 of the Subdivision Map Act, which states "The right of the subdivider to file multiple Final Maps shall not limit the authority of the local agency to impose reasonable conditions relating to the filing of multiple Final Maps," any multiple final maps filed by the subdivider on this tract shall fully and independently conform to all provisions of FMC Chapter 15, Articles 33 and 38.
15. The developer/owner shall obtain any and all permits required for the removal or demolition of any existing building or structure located within the subdivision boundaries. The developer/owner shall also obtain any and all permits required for the proper abandonment/closure of any existing water well, septic tank/leach field or cesspool, and irrigation pipeline on the subject property. All such permits shall be obtained prior to commencement of tract grading work, in accordance with the FMC.
16. Any existing and/or proposed structure(s) on the site which may be utilized in conjunction with a condominium project are required to maintain compliance with any applicable standards of the California Building Code as it relates to wall protection, allowable area, etc.
 - a. Compliance with the prevailing California Building Code must be demonstrated, respective to the location of new condominium boundaries which may be proposed to be described on a condominium plan, prior to recordation of a Condominium Plan. Contact the Development and Resource Management Department, Building and Safety Services Division at (559) 621-8200.
 - NOTE: In the event the structures do not comply with any applicable standards of the California Building Code, they must be modified so as to meet the standard.
17. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
18. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted (business hours: (559) 268-0109; after hours the contact phone number is (559) 488-3111 for the Fresno County Sheriff's Department). If remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (phone number (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern

San Joaquin Valley Information Center (phone number (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists.

19. If animal fossils are uncovered, the Museum of Paleontology at the University of California, Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist; if the paleontologist determines the material to be significant, a recommendation shall be made to the City as to any further site investigation or preservation measures.
20. **Apportionment of Special Assessment:** If, as part of this subdivision, a division will be made of any lot or parcel of land upon which there is an unpaid special assessment levied under any State or local law, including a division into condominium interest as defined in Section 783 of the Civil Code, the developer/owner shall file a written application with the City of Fresno Director of Public Works, requesting apportionment of the unpaid portion of the assessment or pay off such assessment in full.

If the subdivider elects to apportion the assessment, the application shall contain the following information:

- a. A full description of each assessed lot, parcel or interest to be divided and of how such lot, parcel or interest will be divided;
- b. A request that the Engineer apportion the amount remaining unpaid on the assessment in accordance with applicable law; and
- c. Written consent of the owner(s) of each such lot, parcel, or interest to the requested apportionment.
- d. The application shall be filed prior to the approval of the Final Map(s) by the City and shall be accompanied by a fee in an amount specified in the Master Fee Resolution for each separate lot, parcel, or interest into which the original assessed lot, parcel or interest is to be divided. The fee shall be in an amount sufficient to pay all costs of the City and the Engineer of Work responsible for determining the initial assessment in making the requested apportionment.

MITIGATION MONITORING REQUIREMENTS

21. Development of the subject property shall be subject to implementation of all applicable mitigation measures, fees, and timelines included within the Initial

Study and Finding of Conformity prepared for Environmental Assessment No. D-16-072/T-6156 dated September 19, 2016.

- a) The Finding of Conformity prepared for the proposed project is tiered off of the Fresno General Plan Master Environmental Impact Report (MEIR SCH No. 2012111015). Development of the subject property shall be subject to implementation of all applicable mitigation measures included within the MEIR for subsequent projects; included herein by reference.

ZONING & PROPERTY DEVELOPMENT STANDARDS

22. The subject property is zoned under the RM-2/UGM (*Residential Multiple Family, Urban Neighborhood/Urban Growth Management*) zone district classification. Development of the subject property shall comply with all development standards of the respective RM-2/UGM zone district; and, all applicable requirements of the Fresno Municipal Code.
 - a) Development is subject to compliance with the conditions of approval for Development Permit Application No. D-16-072.
 - b) The uses authorized by Development Permit Application No. D-16-072 shall be retained unless otherwise reviewed and approved by the City of Fresno Development and Resource Management Department through a formal revised or amended entitlement application.
23. Development shall comply with FMC Section 15-3904 A-C, Required Reports for Condominium Conversions.
24. Development shall comply with Site Requirements for Residential Condominiums outlined in FMC Section 15-3905 A-L. Requirements shall be satisfied prior to the approval of the Final Map; provided, however, that the Final Map may be approved subject to an agreement between the subdivider and the City guaranteeing the performance of the requirements and conditions prior to the sale of the first unit. These standards shall be required in all circumstances. If the site does not meet the strict application of the following standards, they shall be made conditions of project approval.
 - a) Exterior cladding materials shall be brought into compliance with the standards of the Base District.
 - b) An exterior lighting plan shall be submitted. All parking areas, drive aisles, walkways, and communal areas shall be properly lit per Section 15-2015,

Outdoor Lighting and Illumination. If the site abuts an alley, alley lighting shall also be provided.

- c) Common Open Space and Landscaping (including trees), including irrigation systems, shall comply with the base district and with Article 23, Landscape.
- d) In addition to the required common open space, a minimum of 75 percent of all dwelling units must have a minimum 50 square feet of private, exterior, usable open space directly accessible from the unit, with no dimension less than five feet. This private open space may be located in a required front, street side or rear yard, but shall be no closer than nine feet to the lot line. At grade private patios shall be provided with an irrigation system and/or a hose bib. Private open space areas shall provide a minimum of one exterior light.
- e) A laundry room shall be provided in each unit, or if common laundry areas are provided, such facilities shall consist of not less than one automatic washer and dryer for each five units or fraction thereof.
- f) Each dwelling unit shall have at least 120 cubic feet of enclosed, weather-proofed, and lockable private storage. Such space shall be in addition to closet space (i.e., bathroom, linen/coat closet, bedroom closet) normally expected within each unit. The storage units shall be attached to the dwelling unit and shall be constructed of similar material of the unit. If the unit provides a garage, the garage shall satisfy this requirement.

25. In the instance that existing multiple dwelling residential apartment units developed on the subject property are occupied, the owner/subdivider shall file an application for a condominium conversion project to the City of Fresno for review and approval unless appropriate noticing has been provided to prospective tenants in compliance with the rules and regulations of the State Subdivision Map Act.

- a) The information specified within Section 15-3904 of the Fresno Municipal Code, in addition to the requirements of Article 33 of Chapter 15 of the Fresno Municipal Code, shall be required as a prerequisite to filing an application for a tentative tract map for a condominium conversion project.
 - NOTE: The State Subdivision Map Act provides general and specific regulations and procedures that local governments and the applicant must follow in the review of condominium conversion projects. The applicant should become familiar with Sections 66427.1, 66452.8 and 66452.9 of the State Subdivision Map Act, as these sections contain

very important requirements relating to the required notices to be given to the tenants by the applicant.

26. Whenever a subdivision, includes area under common ownership (such as is the case within a common interest development for condominium purposes), the use, maintenance, and operation thereof shall be administered by an owner's association regulated by covenants, conditions, and restrictions (CC&R's) pursuant to FMC Sections 15-4003 and 15-4004.
 - a) Submit draft copies of Declarations of Covenants, Conditions and Restrictions/Owners Association documents (DCC&R's) for review and approval prior to recordation of a Final Map. Final, executed and notarized documents shall be recorded with the final map; or alternatively, the subdivider may enter into a covenant with the City of Fresno to defer the preparation of DCC&R's and formulation of the required Homeowners' Association (HOA) in accordance with the following term:
 - i) A minimum of ninety days before submittal of documents to the Department of Real Estate to obtain the public report for the project or the recordation of a Condo Plan as defined in Section 1351(e) of the California Civil Code, whichever is earlier, the subdivider shall submit to the City for review the Condo Plan, DCC&R and HOA instruments that are compliant with the special permit(s) (Development Permit Application No. D-16-072) and the tentative map and associated conditions of approval.
 - b) CC&R's are intended to satisfy and secure the enforceability of properties' obligations for retention and maintenance of access, utilities, facilities, and improvements; and, shall, at a minimum, address the following:
 - i) Cross Access for ingress/egress and emergency access to buildings
 - ii) Cross Drainage (if applicable)
 - iii) Shared Parking
 - iv) Shared solid waste facilities
 - v) Maintenance of sewer, water and all other utilities
 - vi) Maintenance of private sidewalks, curbs, gutters, and improvements
 - vii) Maintenance of all landscaping and irrigation systems within the limits of this map
 - viii) Maintenance and retention of fire suppression systems and underground water supplies

c) The subdivider shall establish a Home Owners' Association to perform the above listed maintenance responsibilities pursuant to a formal agreement with the City. The agreement with the City described herein, shall among other things, include assignment of responsibility to the homeowner's association for provisions as stated in the Development and Resource Management Department Guidelines for preparation of CC&Rs dated September 01, 1994 and shall specify level of effort and frequency, insurance requirements, traffic control, and inspection and be subject to approval by the Director of Public Works and the City Attorney's Office.

- NOTE: The owner/developer may include such other items as are deemed appropriate and necessary for the sustainability of the subdivision and its amenities within the responsibilities of the association.
- NOTE: Any amendment by the association to the above provisions or any other provision specifying any right of the City shall require the prior written consent of the City.

Lot Area and Dimensions

27. The single "common" lot proposed by Vesting Tentative Tract Map No. 6156/UGM is consistent with the existing the RM-2/UGM (*Residential Multiple Family, Urban Neighborhood/Urban Growth Management*) zone district.

- a. Proposed lot shall be configured and dimensioned in accordance with Vesting Tentative Tract Map No. 6156/UGM.

Building Setbacks

28. Building setbacks shall be provided in accordance with the Conditions of Approval and the approved site plan(s) (Exhibit[s] "A") for Development Permit Application No. D-16-072.

Fences, Hedges & Walls

29. Fences Hedges and Walls shall be provided in accordance with the Conditions of Approval and the approved site plan(s) (Exhibit[s] "A") for Development Permit Application No. D-16-072.

30. Pursuant to FMC Sections 15-2008-B, the subdivider shall provide a six-foot high solid masonry screening wall on all interior lot lines.

- a. Pursuant to FMC Section 15-2008-C, screen walls shall be of stucco, decorative block, decorative concrete panel, or other substantially equivalent material.
31. Pursuant to FMC Section 15-2008-L-3, decorative pilasters with decorative caps spaced no more than 30 feet apart shall be incorporated into wrought iron fencing along the North Millbrook and East Nees Avenues street frontages.

Landscaping and Open Space

32. On-site landscaping and open space shall be provided and maintained in accordance with the Conditions of Approval and the approved site plan(s) (Exhibit[s] "A") for Development Permit Application No. D-16-072
33. Landscaping, which is compliant with the City of Fresno "Anti-Graffiti Landscaped Buffer Development and Planting Standards," shall be required at all interior end-blocks and adjacent to all required walls or fences that are accessible to the public and shall be maintained in accordance with the Maintenance Obligations stipulated herein below; or, in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
34. The subdivider is required to provide street trees on all street frontages per Fresno Municipal Code standards and is responsible for the dedication of public planting and buffer landscape easements as determined by the Development and Resource Management and Public Works Departments.
 - a) Street trees shall be planted at the minimum rate of one tree for each 40 feet of street frontage; or, one tree per home (whichever is greater) by the developer.
 - i) The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC Section 15-2309.
 - NOTE: Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or California Plumbing Code as may be amended.

35. Provide a corner cut-off area at all entryways and intersections, where walls or fences and/or landscaping are proposed and/or required, in accordance with Section 15-2018 of the FMC.
 - a) Vegetation and/or structures, flagpoles, signs, fences or walls may not exceed a height of three feet within the triangular sight-distance area formed by the intersecting curb lines (or edge of pavement when no curb exists) and a line joining points on these curb lines at a distance of 30 feet along both lines from their intersection.
 - i) Trees that are located within the sight distance triangle shall have a clearance of eight feet high minimum between the lowest portion of the canopy and the sidewalk and street.
36. When the grading plan establishes a top of slope beyond the required landscape strip/easement noted and the construction of the required wall(s) is to be established coincident with the top of slope then the required minimum easement width shall be expanded to include the full landscaped area up to the wall location.
37. All proposed/required landscaped easements/buffers, open space areas, pedestrian connections, entryways, pathways and/or private on-site landscaping for street tree purposes shall be improved in accordance with landscape improvement plans, which are to be submitted to the Development and Resource Management Department for review and approval prior to Final Map approval.
 - NOTE: Lighting and fence/wall details for any proposed/required open spaces areas or pedestrian connections shall be provided with the submittal of the landscape improvement plans.
38. Maintenance of any/all required landscape easements and/or proposed Outlots within the boundary of Vesting Tentative Tract Map No. 6139/UGM shall be provided pursuant to the Maintenance Obligations stipulated herein below or in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
39. Comply with all street tree, buffer landscaping, median island, outlot, and trail requirements included within the attached memorandum from the Department of Public Works, Streets Division dated February 10, 2016.

STREETS AND RIGHTS-OF-WAY

40. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act.
41. The subdivider shall make provisions for disabled persons in accordance with the Department of Public Works standards and as required by State law. Handicap access ramps are required to be constructed in sidewalks at all corners within the limits of the tract. Where street furniture is located within the sidewalk area (fire hydrants, streetlights, etc.), a minimum of 48 inches of unobstructed path shall be maintained to satisfy the American Disabilities Act requirements. If necessary, dedicate a pedestrian easement to accommodate for the 4-foot minimum unobstructed path requirement.
42. Comply with all of the requirements included within the attached Public Works Department, Traffic and Engineering Services Division memorandum dated September 16, 2016.

SANITARY SEWER SERVICE

The nearest sanitary sewer main to serve the proposed project is a 10-inch sewer main located in East Nees Avenue. The following water improvements shall be required prior to providing City sanitary sewer service to the project:

43. Comply with all of the requirements included within the attached Department of Public Utilities, Planning and Engineering Division (Sanitary Sewer) memorandum dated August 23, 2016.

WATER SERVICE

The nearest water mains to serve the proposed project are a 12-inch main located in North Millbrook Avenue and a 14-inch main located in East Nees Avenue. The following water improvements shall be required prior to providing City water service to the project:

44. Comply with all of the requirements included within the attached Department of Public Utilities, Water Division memorandum dated July 5, 2016

SOLID WASTE SERVICE

This tract will be serviced by Allied Waste as a Multi-Family Residential properties with bin service (2-cell trash enclosures, one for trash and one recyclable material). The following requirements and conditions shall be required prior to issuance of building permits:

45. Comply with all of the requirements included within the attached Department of Public Utilities, Solid Waste Division memorandum dated August 24, 2016

FIRE SERVICE

Fire service is available to the proposed tract subject to the following requirements:

46. Comply with all of the requirements included within the attached Fresno Fire Department memorandum dated August 9, 2016.

FLOOD CONTROL AND DRAINAGE

47. The subdivider shall be required to comply with the specific requirements imposed by the Fresno Metropolitan Flood Control District (FMFCD) for the subdivision or any amendments or modifications to those requirements which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the Fresno Municipal Code. These requirements are identified in the District's memorandums to the Development and Resource Management Department dated October 17, 2016.
 - a) The developer shall be required to provide documentation and/or improvements satisfactory to the City of Fresno to allow for conveyance of storm water to existing infrastructure on east of the project on East Nees Avenue.
 - b) The developer shall either make improvements to the existing pipeline system to provide additional capacity or use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing facility.
 - i. Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by the proposed medium-high density residential development, to a two-year discharge, which would be produced by the property if developed with medium density residential.

COUNTY OF FRESNO DEPARTMENT OF PUBLIC HEALTH

48. Comply with all of the requirements included within the attached County of Fresno, Department of Public Health memorandum dated August 1, 2016.

FRESNO IRRIGATION DISTRICT

49. Comply with all requirements included within the attached memorandum from the Fresno Irrigation District (FID) dated August 9, 2016.

RIGHT-OF-WAY ACQUISITION

50. The developer will be responsible for the acquisition of any necessary right-of-way to construct any of the required improvements.
51. Rights-of-way acquisition shall include any rights-of-way necessary for proper drainage, signing, pole relocation, and shoulder grading. In general, this will require right-of-way to be provided approximately 10 feet outside the travel lane. The exact requirement must be determined at the project design stage based on the existing conditions and detailed design information.
52. In the event an acquisition of any easement or right-of-way is necessitated by the subject development, said acquisition will be accomplished prior to Final Map approval. The developer/owner should contact the Real Estate Section of the Public Works Department to receive procedural guidance in such acquisitions.
53. Should such acquisition not be accomplished by the subdivider prior to Final Map approval, the subdivider must request and grant to the City the full authority to attempt acquisition either through negotiation or through its power of eminent domain. The subdivider shall furnish to the City Public Works Department, Engineering Division/ Real Estate Section, an appraisal report or a request for an estimated appraisal amount (to be determined by the City of Fresno Real Estate Section) prior to preparation of a Subdivision Agreement.
54. The subdivider shall submit adequate security in the form of a cash deposit to guarantee payment of all costs associated with the acquisition, including staff time, attorney's fees, appraisal fees, court costs, and all related expenditures and costs necessary to effect the acquisition of such easements or rights-of-way.

MAINTENANCE OBLIGATIONS

The long term maintenance of all the items listed below is ultimately the responsibility of the owner/developer:

55. With the exception of those areas which may be eligible for inclusion within the Community Facilities District (CFD) as referenced herein below, obligations for retention and maintenance of required end-block landscaped areas or strips for all corner lots shall be the responsibility of the respective property owner(s) on which the landscaped area is located.
56. Comply with all the requirements included within the attached Department of Public Works, Traffic and Engineering Services Division memorandum regarding Conditions for Maintenance Requirements dated June 8, 2016; and, the following:
57. If the owner/developer chooses to be annexed into the City's CFD for maintenance purposes, then an Annexation Request Package shall be submitted to the Public Works Department for review, processing, and approval.
 - NOTE: Packages must be complete with all required information in order to be accepted. The Annexation Request Form is available on-line on the City of Fresno website (<http://www.fresno.gov>) under the Public Works Department Developer Doorway.
 - a) Construction plans for all features to be maintained by a CFD for a final map shall be included in the final map submission to the Development Department for processing. Where applicable, this shall include a Street Tree Location and Street Tree Species (by street) map. Landscaping plans shall contain actual tree and plant counts by species and include the areas (in square feet) of turf, shrubs and trees, and sidewalks or other paved areas within all landscaped areas.
 - NOTE: The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require that landscape and irrigation plans be submitted with landscape buffer plans for approval prior to inclusion into the CFD.

- b) Proceedings to place the Final Map into a CFD shall not commence until the Final Map, Landscape and Street Construction Plans are considered to be technically correct.
- c) If the developer/subdivider elects to petition for annexation into the City's Community Facilities District, he/she shall be required to provide the City of Fresno, Department of Public Works, with copies of signed acknowledgments from each purchaser of a lot within the subdivision, attesting to the purchasers understanding that the lot will have an annual maintenance assessment and that he/she is aware of the estimated amount of the assessment. The developer/subdivider shall execute and record a covenant on each lot providing notice that the subject property is subject to annual payment of the Community Facilities District assessment.

58. Should the City Council or owner/developer choose not to include all of the maintenance items or certain items listed above in a CFD, then the property owner/developer shall be responsible for establishing a Home Owners' Association (HOA) or other property based management mechanism which provides for the maintenance of these items in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.

- a) The subdivider shall establish a Home Owners' Association (or other approved mechanism) to perform the above listed maintenance responsibilities pursuant to Article 40 of Chapter 15 of the Fresno Municipal Code. The Declaration of Covenants, Conditions, and Restrictions (CC&R's) described herein, shall among other things, specify level of effort, frequency, and inspection of maintenance responsibilities, name the City as a third party beneficiary for those provisions, and be subject to approval by the Director of Public Works and the City Attorney's Office. Any amendment to the above provisions or any other provision specifying any right of the City shall require the prior written consent of the City.
 - NOTE: Should the owner/developer elect to establish a Home Owners' Association to perform maintenance obligations and assure that said obligations are met, then the owner/developer may include such other items as are deemed appropriate and necessary for the sustainability of the subdivision and its amenities within the responsibilities of the association.
- b) The proposed Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the proposed instruments for the homeowners association shall

be submitted to the Development and Resource Management Department for review prior to final map approval. Said documents shall be recorded with the final map or alternatively submit recorded documents or documents for recording prior to final acceptance of subdivision improvements. Said documents shall include assignment of responsibility to the homeowners association for landscaping and other provisions as stated in the Development and Resource Management Department Guidelines for preparation of CC&Rs dated September 01, 1994.

DEVELOPMENT FEES AND CHARGES

This project is subject to the following fees and charges:

a. Applicable Flood Fees as determined by the Fresno Metropolitan Flood Control District.

(Reference Fresno Metropolitan Flood Control District requirements included herein above and notes below for further information)

<i>SEWER CONNECTION CHARGES</i>	<i>FEE RATE</i>
b. Lateral Sewer Charge [1]	\$0.10/sq. ft. (to 100' depth)
c. Oversize Charge [1]	\$0.05/sq. ft. (to 100' depth)
d. Trunk Sewer Charge [4] Service Area: Herndon	S.T.E.P.**
e. Wastewater Facilities Charge [4]	S.T.E.P.**
f. Copper River Ranch Sewer Backbone System [4]	N/A
g. Copper Avenue Sewer Lift Station Charge [4]	N/A
f. House Branch Sewer Charge [2]	N/A

<i>WATER CONNECTION CHARGES</i>	<i>FEE RATE</i>
h. Service Connection Charge	Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.

h. Frontage Charge [1]	\$6.50/lineal foot
i. Transmission Grid Main Charge [1]	\$643/gross acre (parcels 5 gross acres or more)
j. Transmission Grid Main Bond Debt Service Charge [1]	\$243/gross acre (parcels 5 gross acres or more)
k. UGM Water Supply Fee [2] Service Area: 101-S	\$456/living unit
l. Well Head Treatment Fee [2] Service Area: 101	\$0/living unit
m. Recharge Fee [2] Service Area: 101	\$0/living unit
n. 1994 Bond Debt Service [1] Service Area: 101	\$895/living unit
<i>CITYWIDE DEVELOPMENT IMPACT FEES</i>	<i>FEE RATE</i>
o. Fire Facilities Impact Fee – Citywide [4]	\$439/living unit
p. Park Facility Impact Fee – Citywide [4]	\$1,853/living unit
q. Quimby Parkland Dedication Fee [2]	\$911/living unit
r. Citywide Regional Street Fee [3]	\$15,663/adj. acre
s. New Growth Area Major Street Fee [3]	\$36,709/adj. acre
t. Police Facilities Impact Fee – Citywide [4]	\$508/living unit
u. Traffic Signal Charge [1]	\$306.97/living unit
v. Street Acquisition/Construction Charge [2]	\$13,516 (Doc. No. 1990-0021648)

Notes:

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to approval of the final map at the rates in effect at the time of such approval. The fee indicated above is based on the tentative map. Please see the attached memorandum from the Fresno Metropolitan Flood Control District (FMFCD) for further information regarding considerations which may affect the fee obligation(s) or the timing or form of fee payment.

On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008 – 023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact the County of Fresno, Public Works and Planning Department to determine payment of this fee obligation. Confirmation by the County of Fresno is required before the City of Fresno can issue building permits. (The requirement to pay this fee is currently suspended by Fresno County. However, payment of this fee may be required if the fee has been reinstated at the time of issuance of building permits on the subject property.)

The Board of Directors of the Fresno County Regional Transportation Mitigation Fee Agency approved Resolution No. 2009 – 01 requiring the payment of Regional Transportation Mitigation Fee. The effective date of this resolution is January 1, 2010. Contact the Council of Fresno County Governments (FCOG) to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue building permits.

- [1] Deferrable through Fee Deferral Covenant.
- [2] Due at Final Map.
- [3] Due at Building Permit.
- [4] Due at Certificate of Occupancy.

Exhibit H:
**Comments and Requirements from Responsible
Agencies**



County of Fresno

DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, DIRECTOR
DR. KEN BIRD, HEALTH OFFICER

August 1, 2016

LU0018604
2602

Phillip Siegrist
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Mr. Siegrist:

PROJECT NUMBER: D16-072, T-6156

Vesting Tentative Map of Tract No. 6156 and Development Permit Application No. D-16-072 were filed by Jeffrey T. Roberts, on behalf of Granville Homes, Inc., and pertain to approximately 8.8 net acres of property located on the northeast corner of North Millbrook and East Nees Avenues. **Vesting Tentative Map of Tract No. 6156** proposes to subdivide the property into a one common lot condominium map for individual airspace ownership. **Development Permit Application No. D-16-072** proposes the construction of a 162-lot multiple family residential development with one and two bedroom units in two story buildings. The applicant also proposes an electric vehicle charging station and a community building with a leasing office.

APN: 403-060-46 ZONING: RM-2/UGM SITE ADDRESS: 8092 NORTH MILLBROOK AVENUE

Recommended Conditions of Approval:

- Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- Prior to the issuance of building permits, the applicant shall submit complete pool facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Recreational Health Program at (559) 600-3357 for more information.
- Prior to operation, the applicant shall apply for and obtain a permit to operate a public swimming pool from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.
- Due to the proximity of the proposed residential uses to an existing thoroughfare, consideration should be given to conformance with the Noise Element of the City of Fresno General Plan. A noise study should be conducted in order to identify the potential noise impacts and offer mitigation alternatives.

Promotion, preservation and protection of the community's health

1221 Fulton Mall / P.O. Box 11867 / Fresno, California 93775 / Phone (559) 600-3271 / FAX (559) 455-4646

Email: EnvironmentalHealth@co.fresno.ca.us ♦ www.co.fresno.ca.us ♦ www.fcdph.org

Equal Employment Opportunity ♦ Affirmative Action ♦ Disabled Employer

- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

The following comments pertain to the demolition of the existing structure(s):

- Should the structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure(s) in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structure(s), the contractor may encounter asbestos containing construction materials and materials coated with lead based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
- If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure(s), then prior to demolition work the contractor should contact the following agencies for current regulations and requirements:
 - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
 - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
 - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.
- Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements.

REVIEWED BY:

Phillip Siegrist
August 1, 2016
D-16-072, T-6156
Page 2 of 2

kt

cc: Baruti & Easley- Environmental Health Division (CT 58.02)
Jeffrey Roberts- Applicant (jroberts@gvhomes.com)
Claudia Cazares- Representative (ccazares@gvhomes.com)
Gary Giannetta- Engineer (garygce@sbcglobal.net)



FIRE DEPARTMENT

DATE: August 9, 2016

TO: PHILLIP SIEGRIST, Planner
Development Department/Current Planning

FROM: BYRON BEAGLES, Fire Prevention Engineer
Fire Department, Prevention Technical Services Division

SUBJECT: VESTING TENTATIVE TRACT MAP NO. 6156/UGM/D-16-072

This is a 162 unit private gated condominium development site addressed to 8092 N. Millbrook and submitted by Jeff Roberts on behalf of Granville Homes. The Fire Department's conditions of approval include the following:

1. Proposed tract is located within 0.4 miles of permanent Fire Station13.
2. Provide onsite fire hydrants at 450 foot maximum spacing with a minimum fire flow of 2500 gpm at 20 psi residual pressure for multi-family residential development using NFPA 13R residential fire sprinkler systems. The fire hydrant system shall be in service before delivery of lumber on site .
3. All construction work on this project is subject to interruption if the road system becomes impassable for fire apparatus. Access roadways during construction shall be paved or provided with an all-weather driving surface approved by the Fire Department.
4. There is a 44' centerline turning radius issue at several locations:
 - The northwest and southwest corners of the entrance drive intersection with the first interior street.
 - The southwest corner adjacent to Building 6.
 - The southwest corner of the exit only drive intersection adjacent to Building 27. While this has been designated exit only it is an emergency second point of access and the first left turn radius needs to be modified.
5. All curbs within the development shall be designated as fire lanes with "NO PARKING FIRE LANE" with red curb and 3" white letters or approved signs.
6. Signage shall be provided at all common access entrances to private developments with fire lanes in accordance with the California Vehicle Code CVC Section 22658. This entrance sign(s) gives the HOA or property management firm the legal authority to tow vehicles off private property.

7. Both electric gates shall be provided with Fire X-1 gate hardware (available from Sierra Lock and Glass) as well as Click-2-Enter radio frequency gate opening hardware, see the following link:
<http://www.click2enter.net/howtobuy.asp?sid=28&statename=California&cid=1>
8. The fire sprinkler system water supply from the private fire/domestic water mains must be grouped together to minimize the number of fire department connections.
9. The applicants engineer was e-mailed a pdf of the site plan identifying the locations of the turning radius issues, fire lane markings, and recommended fire hydrant and fire sprinkler lateral locations.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.412

Page 1 of 4

PUBLIC AGENCY

PHILLIP SIEGRIST
 DEVELOPMENT AND RESOURCE MANAGEMENT
 CITY OF FRESNO
 2600 FRESNO STREET, THIRD FLOOR
 FRESNO, CA 93721-3604

DEVELOPER

JEFFREY T. ROBERTS, GRANVILLE HOMES, INC.
 1396 W HERNDON AVE., SUITE 101
 FRESNO, CA 93711

PROJECT NO: **2016-072**

ADDRESS: **NEC MILLBROOK AND NEES AVE.**

APN: **403-060-46**

SENT:

10/17/16

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)
CX	\$39,649.00	NOR Review *	\$417.00 To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$1,163.00 Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$39,649.00		Total Service Charge: \$1,580.00	

* The Development Review Service Charge shown above is associated with FR TRACT 6156 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/17 based on the site plan submitted to the District on 7/29/16. Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

**FR
DPA No. 2016-072**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 2 of 4

Approval of this development shall be conditioned upon compliance with these District Requirements.

1. a. Drainage from the site shall BE DIRECTED TO NEES AVE. AND/OR MILLBROOK AVE.
 b. Grading and drainage patterns shall be as identified on Exhibit No.
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
 Developer shall construct facilities as shown on Exhibit No. 1 as "MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER".
 None required.
3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
 - Grading Plan
 - Street Plan
 - Storm Drain Plan
 - Water & Sewer Plan
 - Final Map
 - Drainage Report (to be submitted with tentative map)
 - Other
 - None Required
4. Availability of drainage facilities:
 - a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
 - b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
 - c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
 - d. See Exhibit No. 2.
5. The proposed development:
 - Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
 - Does not appear to be located within a flood prone area.
6. The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

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DPA No. 2016-072**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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FR
DPA
No. 2016-072

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.

a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.

b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 1997 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.

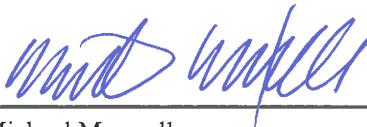
c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.

8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.

9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.

10. X See Exhibit No. 2 for additional comments, recommendations and requirements.


Debbie Campbell
Design Engineer


Michael Maxwell
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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CC:

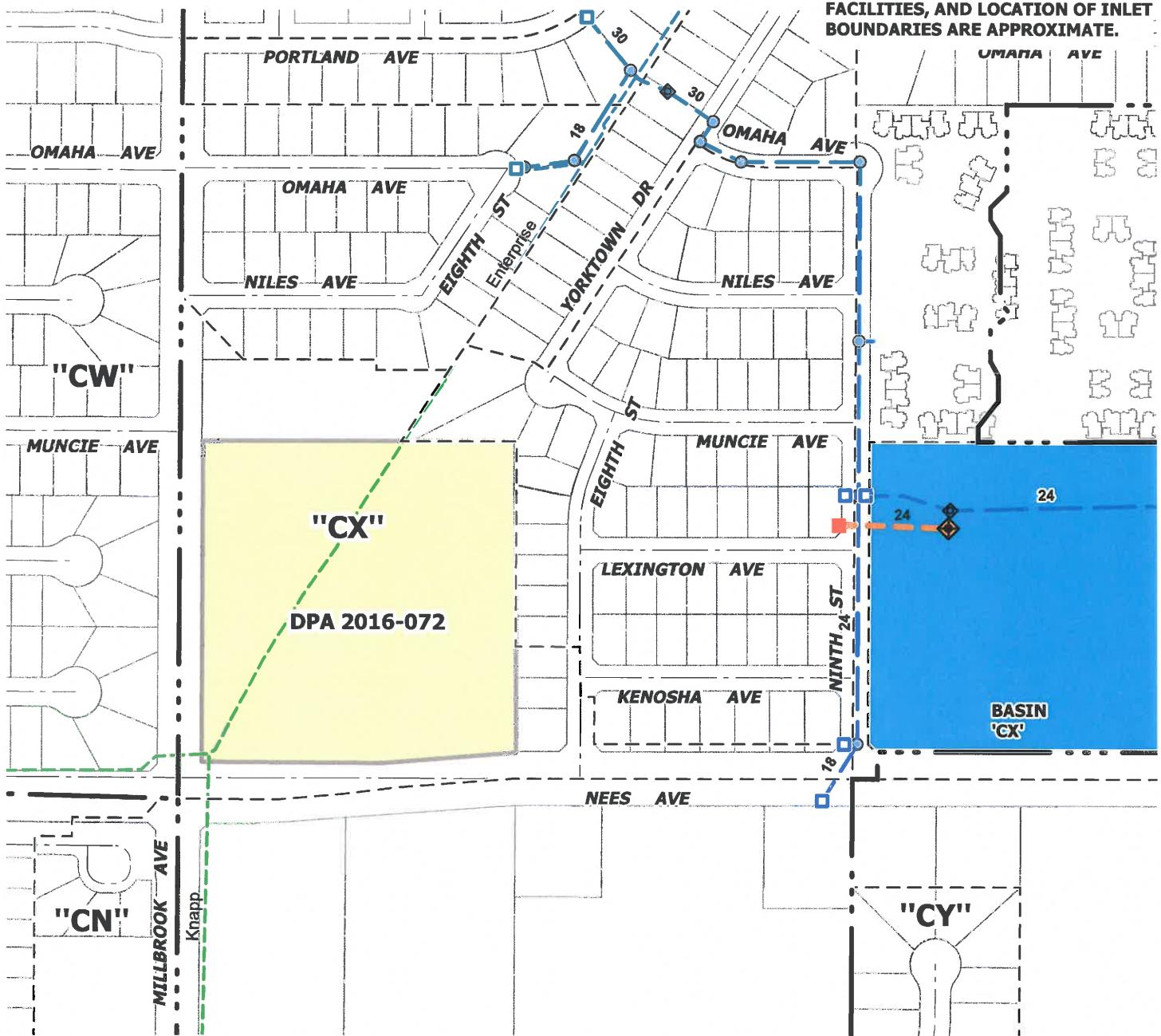
GARY GIANNETTA

1119 S STREET

FRESNO, CA 93721

FR DPA No. 2016-072

NOTE: THIS MAP IS SCHEMATIC.
DISTANCES, AMOUNT OF CREDITABLE
FACILITIES, AND LOCATION OF INLET
BOUNDARIES ARE APPROXIMATE.



1 " = 300 '

DPA 2016-072
DRAINAGE AREA "CX"



EXHIBIT NO. 1

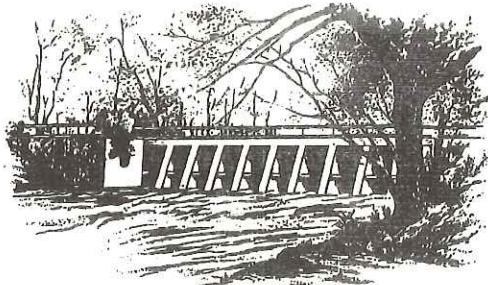
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

OTHER REQUIREMENTS
EXHIBIT NO. 2

The District's Master Plan drainage system is designed to serve medium density residential uses and the existing Master Plan storm drainage facilities do not have capacity to serve the density of the proposed project, which is more equivalent to a medium-high density type land use. The developer shall be required to mitigate the impacts of the increased runoff from the proposed medium-high density type land use to a rate that would be expected if developed to medium density residential. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by a medium-high density type development, to a two-year discharge, which would be produced by the property if developed medium density residential. Exhibit No. 1 includes a potential downstream pipeline mitigation option. Implementation of the mitigation measures may be deferred until the time of development.

Lot coverage must be provided to the District prior to submittal of improvement plans. The final drainage fee will be calculated commensurate with the lot coverage provided by the developer. If the lot coverage indicates a density higher than Master Planned, mitigation may be required. The lot coverage calculated by the District includes the front yard walkway, sidewalk walkway and the rear yard patio equaling an additional 6% of impervious area in addition to the City's typical lot coverage calculation.

Development No. DPA 2016-072



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF

FRESNO IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2208

August 9, 2016

Phillip Siegrist
Development & Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Tentative Map of Tract No. 6156 & Development Permit Application No. D-16-072
N/E Nees and Millbrook avenues
FID's Enterprise Canal No. 109

Dear Mr. Siegrist:

The Fresno Irrigation District (FID) has reviewed the Technical Verification of Vesting Tentative Map of Tract No. 6156 and Development Permit Application No. D-16-072 for which the applicant proposes to subdivide the property into one common lot condominium map for individual airspace ownership and construct a 162-lot multiple family residential development, APN: 403-060-46. FID has the following comments:

1. This site was previously review and commented on by FID on March 5, 2015 as Rezone Application No. R-15-004. Those comments and conditions still apply and a copy has been attached for your review.

Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Chris Lundein at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

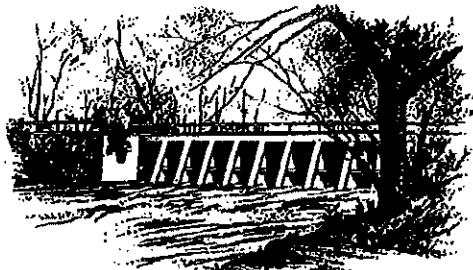
Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Tract Map\6156.doc

BOARD OF President RYAN JACOBSEN, Vice-President JERRY PRIETO, JR.
DIRECTORS CHRISTOPHER WOOLF, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF

FRESNO IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93726-2208

March 5, 2015

McKencie Contreras
City of Fresno
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno, California 93721

RE: Rezone Application No. R-15-004
N/E Nees and Millbrook avenues
FID's Enterprise Canal No. 109

Dear Ms. Contreras:

The Fresno Irrigation District (FID) has reviewed the Rezone Application No. R-15-004 proposing to amend the Official Zone Map to reclassify the subject property from AE-5/UGM zone district to the R-3/UGM zone district in order to implement the "Urban Neighborhood" land use designation approved in the Fresno General Plan Update approved December 18, 2014. The subject property is ±8.8 acres located on the northeast corner of Millbrook and Nees avenues, APN: 403-060-46. FID has the following comments:

1. This site was previously reviewed and commented on by FID on April 2, 2014 as Vesting Tentative Tract Map No. 6043/UGM, Conditional Use Permit Application No. C-14-013, Rezone Application No. R-14-0003, and Plan Amendment Application No. A-14-003, and a copy is attached for your review. Most of the major conditions were met in 2014, however, FID does have similar conditions and comments which are listed below.
2. FID's Enterprise Canal No. 109 traverses the subject property along the northern and western property lines, as shown on the attached FID exhibit map, and will be impacted by the proposed project. This pipeline was installed in 2014 as 66-inch diameter ASTM C-361 RGRCP which meets FID's minimum standards for developed (residential, industrial, commercial) parcels or urban areas. FID owns 40-feet wide exclusive easement along the north side and 25-feet wide exclusive easement along the west side of the subject property, recorded November 21, 2014 as document number 2014-0132230.
3. FID will access the portion of the open canal from Millbrook Avenue by utilizing the 40-feet wide easement along north side of the subject property unless provided for otherwise.

4. The site plan or tract map shall include provisions to deter pedestrian access to the open channel north of the subject property. This is to prevent safety issues and liability to FID, the City, and the landowner.
5. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
6. FID requires its easements be shown on all maps with proper recording information, and that FID be made a party to signing the final map.
7. FID requires the Applicant to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the pipeline, or result in drainage patterns that could adversely affect FID.
8. FID does not allow FID owned property or easements to be in common use with Public Utility Easements but will, in certain instances, allow its property to be in common use with landscape easements if the City of Fresno enters into an appropriate agreement with FID. FID requires all block walls and fences to be located outside of its property and easements.
9. FID requires its review and approval of all Private facilities that are proposed to encroach into the easement. If FID allows the encroachments, the Private party will be required to enter into the appropriate agreement which will be determined by FID. FID requires all block walls and fences to be located outside of FID's easement.
10. FID shall require any trees planted within its easement to be a minimum 10 feet away from FID's pipeline. Please refer to the attached FID pipeline plans for pipeline alignment.
11. The proposed development may negatively impact local groundwater supplies. The area is currently open land with little to no water demand. Under current circumstances the overall area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in an increase water demand or a conversion from imported surface water to groundwater, this deficit will increase. FID suggests the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.
12. As with developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.
13. The above comments are not to be construed as the only request FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses.

Ms. Contreras
RE: R-15-004
March 4, 2015
Page 3 of 3

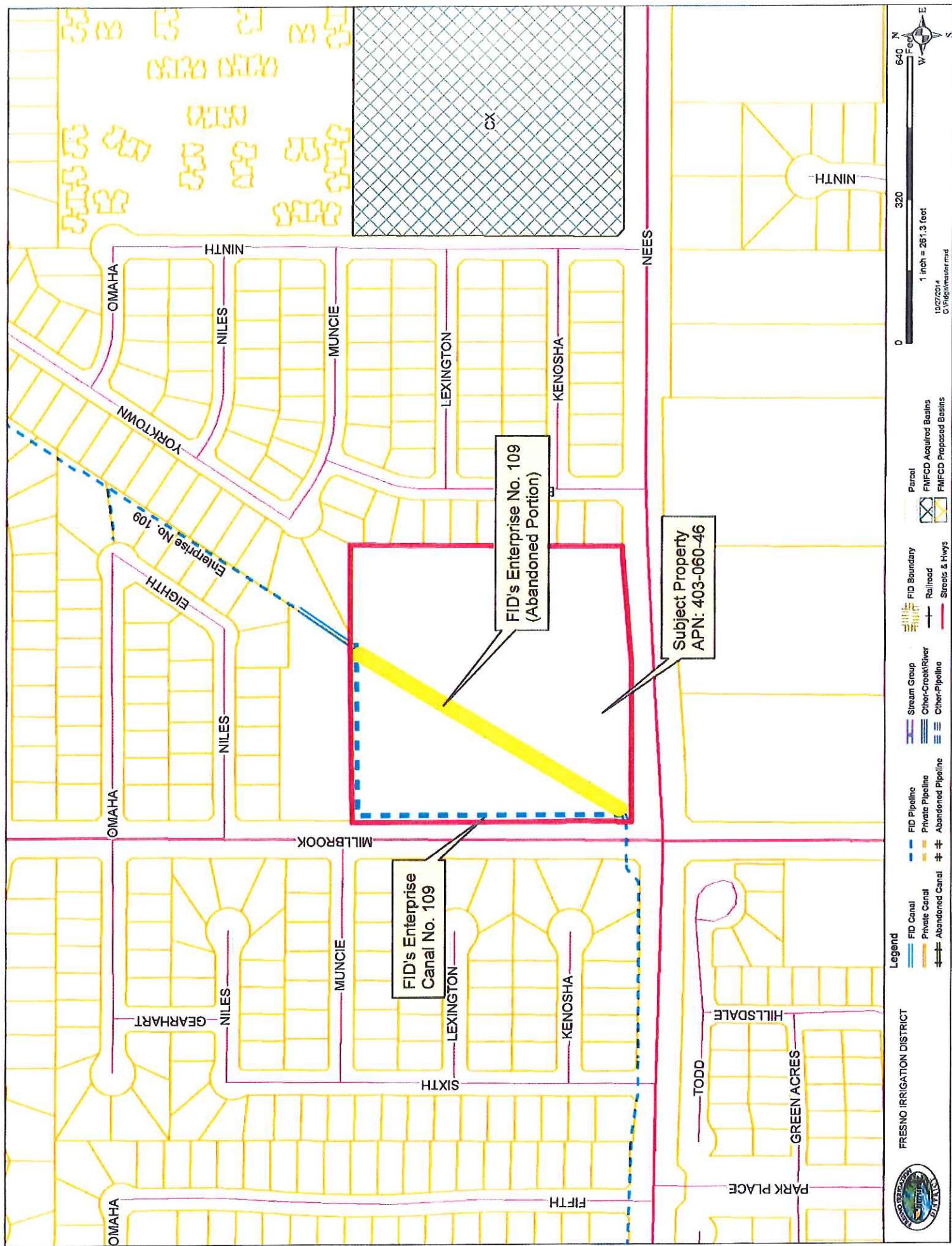
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Sen Saetern at (559) 233-7161 extension 7406 or ssaetern@fresnoirrigation.com.

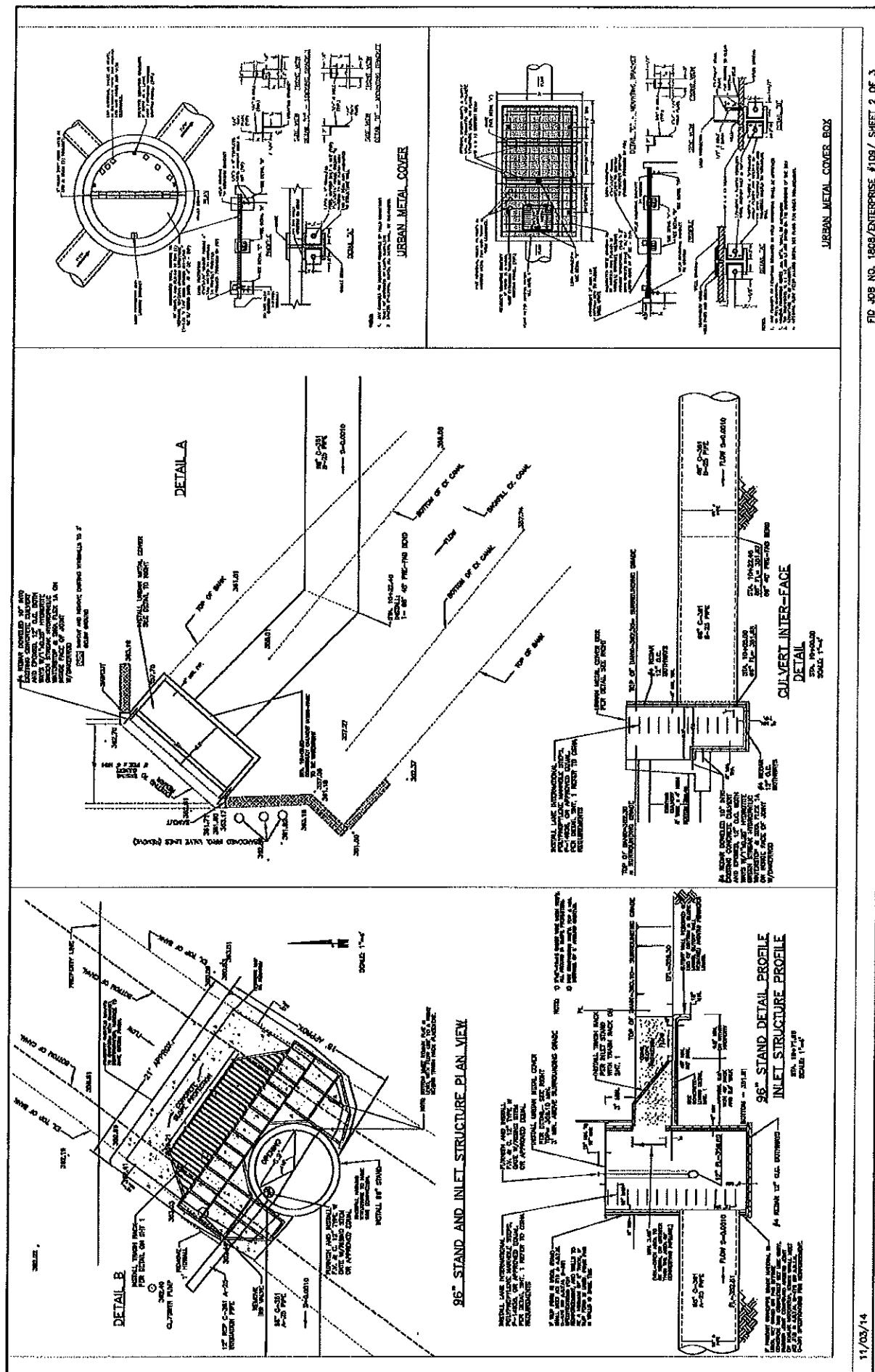
Sincerely,

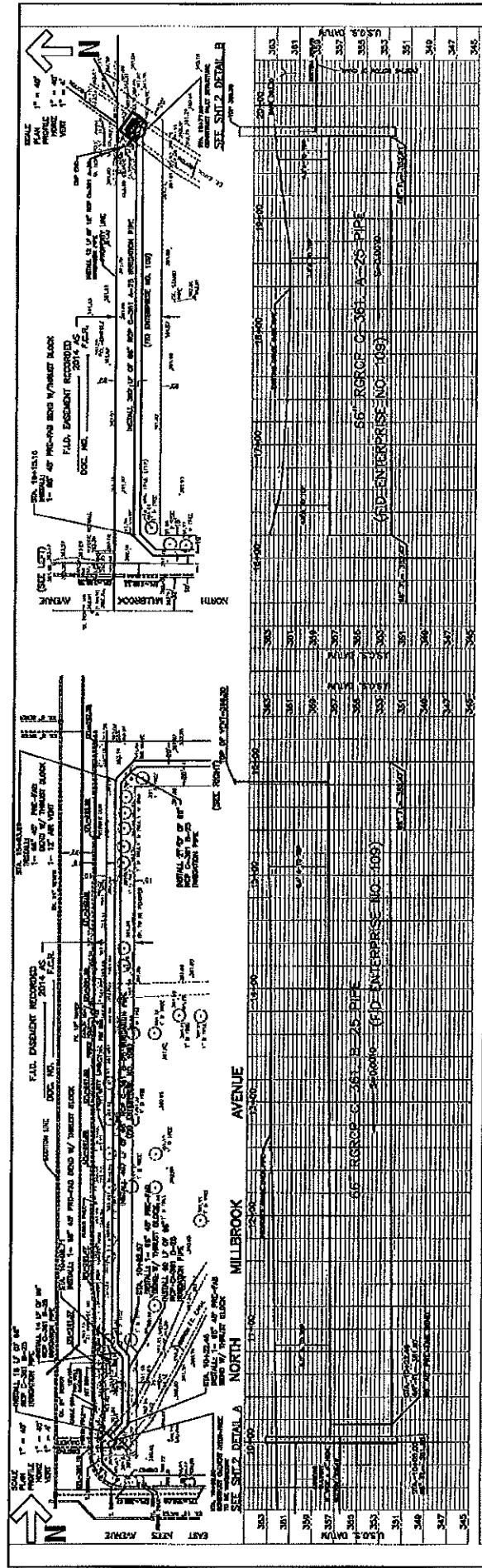


Laurence Kimura, P.E.
Chief Engineer – Special Projects

Attachment



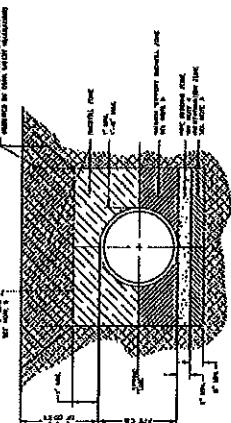




NOTE STA 18+20.18 TO STA 20+07.30 CONTRACTOR TO INSTALL
MAC WRAP EXTERNAL JOINT SEAL AT EVERY JOINT

NOTE.—CONSTRUCTION WITHIN THE ENTERPRISE CANAL MUST OCCUR BETWEEN NOVEMBER 1 & NOVEMBER 30.

NOTE: ALL THRUST BLOCKS SHALL BE INSTALLED PER FIG STANDARDS.



PIEZOLINE BACKFILL DETAIL



OFFICE OF
**FRESNO
IRRIGATION DISTRICT**

TELEPHONE (559) 233-7161
FAX (559) 233-0227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2208

April 2, 2014

McKencie Contreras
City of Fresno
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno, California 93721

RE: Vesting Tentative Tract Map No. 6043/UGM, Conditional Use Permit Application No. C-14-013, Rezone Application No. R-14-0003, and Plan Amendment Application No. A-14-003, N/E Nees and Millbrook avenues
FID's Enterprise Canal No. 109

Dear Ms. Contreras:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Tract Map No. 6043/UGM, Conditional Use Permit Application No. C-14-013, Rezone Application No. R-14-0003, and Plan Amendment Application No. A-14-003 pertaining to 8.8 net acres of property located on the northeast corner of Millbrook and Nee avenue. Plan Amendment Application No. A-14-003 proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the medium-low density residential planned land use designation to the medium density residential land use designation. Rezone Application No. R-14-0003 proposes to amend the Official Zone Map to reclassify the subject property from the AE-5/UGM (Exclusive Five Acre Agricultural/Urban Growth Management) zone district to the R-1/UGM (Single Family Residential/Urban Growth Management) zone district. Vesting Tentative Tract Map No. 6043/UGM proposes a 61-lot single family residential planned unit development with public streets. Conditional Use Permit Application No. C-14-013 proposes modified property development standards, APN 403-060-46. FID has the following conditions and comments:

General Comments

1. FID's Enterprise Canal No. 109 traverses the property and will be impacted by the proposed project. The areas of concern listed below are further described in the facility specific section.
 - a. (Area of Concern 1): Enterprise Canal Traversing Subject Parcel
 - b. (Area of Concern 2): Enterprise Canal 150 Feet North of Subject Parcel
 - c. (Area of Concern 3): Enterprise Canal Culvert Crossing Millbrook Avenue

2. The canal is used to route irrigation water to the existing growers, City recharge basins, and stormwater for the City. The stormwater is a combination of water pumped from urban storm water systems and from foothill stream flood control projects within and under jurisdiction of Fresno Metropolitan Flood Control District (FMFCD).
3. FID requires its easements be shown on all maps with proper recording information, and that FID be made a party to signing the final map.
4. FID requires its review, approve and be made a party to signing all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer and Water, FMFCD, Street, Landscaping, Dry Utilities, and all other utilities.
5. FID requires the Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the pipeline, or result in drainage patterns that could adversely affect FID.
6. The Tract Map indicates a City landscape easement to overlap FID's proposed easement. FID does not allow FID owned property or easements to be in common use with Public Utility Easements but will, in certain instances, allow its property to be in common use with landscape easements if the City of Fresno enters into an appropriate agreement with FID. FID has allowed City Landscapes to overlap FID easement in certain locations in the past. The City needs to contact FID at their earliest convenience to discuss the landscape improvements, potential impacts on FID facility, common use agreements, etc.
7. FID requires its review and approval of all Private facilities that are proposed to encroach into the easement. If FID allows the encroachments, the Private party will be required to enter into the appropriate agreement which will be determined by FID. FID requires all block walls and fences to be located outside of the easement. The Tract Map shows a proposed block wall within FID's proposed easement. FID will not allow the encroachment within its easement.
8. The proposed development may negatively impact local groundwater supplies. The area is currently agricultural land and a significant portion of its water supply is imported surface water, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID suggests the City require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.

9. FID requires the Developer and or the Developer's engineer contact FID at their earliest convenience to discuss specific requirements.
10. As with developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.

Facility Specific Information & Comments

Enterprise Canal No. 109

1. Area of Concerns 1 (Portion of the canal traversing the subject parcel): FID's Enterprise Canal No. 109 runs southwesterly and traverses the subject property as shown on the attached FID exhibit map.
 - a) Records do not show a recorded easement, however FID does own an easement and the width is as shown on FID's Standard Detail Page No. 10. The reach of canal affected by the development consists of an earthen, open channel canal.
 - b) FID requires the applicant pipe the open channel as part of this project with new 66-inch diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards and that the applicant enter into an agreement with FID for that purpose.
 - c) The Tract Map shows the Enterprise Canal placed in a different alignment as part of the proposed project. FID require the applicant grant a minimum of 40-foot wide exclusive easement to FID and meet with FID to determine the pipeline alignment. Typically, FID recommends that the pipeline easement be aligned parallel and adjacent to a major City street right-of-way, in which case FID will reduce the easement from 40 feet to 20 feet. The proposed FID easement layout as shown on the Tract Map currently meets this requirement. FID also recommends that the pipeline be centered in the easement.
 - d) FID is concerned about the transition structure that ties the proposed pipeline into the existing culvert near the southwest corner of the property. This structure will need to serve as both a horizontal and vertical transition. Much thought will need to be put into the design of this structure as this structure will need to be large enough to connect the pipe (66-inch diameter pipe) to the culvert (8'x4' Concrete Box Culvert).
 - e) Although the pipeline alignment has been identified on the Tract Map, FID does have concerns and offers several recommendations listed below. FID

has experienced numerous issues with its pipelines in residential backyards, primarily due to unauthorized encroachments such as trees, pools, concrete pads, small sheds/structures, and other encroachments which may damage the pipe or hinder FID access and maintenance.

In recent years, the most significant issue has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the pipeline. This problem causes disruption to FID's customers, including the City's groundwater recharge basins, and may impact the City's stormwater routing capability (on the canals that are used to route stormwater). Significant pipeline damage often occurs by the time this problem is identified by FID and can be very costly to make the necessary repairs. Subsequent pipeline repairs can be very disruptive to adjacent homeowners and public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved.

The developer will need to address these concerns, and FID has several suggestions (listed in order of preference).

- i. Realign the pipeline away from residential backyards and trees - This would be FID's preference. The advantage is the City and FID would have better control over encroachments as well as better access to patrol and maintain the easement. If there is a leak, the damage would be minimized. Trees would be located outside the FID easement. FID is agreeable to the proposed canal realignment as shown on the tract map.
- ii. Slurry backfill joints or the entire Rubber Gasketed Reinforced Concrete Pipe (RGRCP) - FID currently requires its pipelines meet ASTM C-361 RGRCP standards. Concrete pipe is typically manufactured in eight- or twelve-foot sections, which means tree roots can enter pipelines every eight to twelve feet. FID will accept either having the entire pipe backfilled with concrete slurry mix to one foot above the outside top of the pipe, or pouring concrete slurry collars around the pipe joints. If the Developer chooses this slurry backfill/collar alternative, additional concerns should be evaluated by all parties related to long term maintenance, additional loading to the pipe and joints due to encroachments, etc.
- iii. Install a jointless pipe (i.e. HDPE with fusion weld joints) - HPDE (High-Density Polyethylene) is stronger than PVC pipe, which

makes it more suitable to be placed in urban areas. In addition, the jointless design of fusion welded pipe reduces the risk of root intrusion. FID does not currently have or allow HDPE pipelines, so there will be a significant learning curve related to HDPE pipeline design, strength/longevity, and future maintenance. If the Developer chooses this alternative, all parties need to further evaluate the potential issues including long term maintenance, repair methods, materials, etc.

- iv. **Install external wrap around the pipe joint** – This method involves using mastic material that can be externally applied to pipe joints to provide a permanent seal against root intrusion. FID recently (2013) approved this method in the City of Fresno and is currently discussing this method with several developers and the City of Clovis. The product that has been approved is known as MackWrap from Mar Mac. FID is open to other products at this time.
- 2. **Area of Concerns 2 (150-foot segment of the Enterprise Canal located north (upstream) of the subject parcel):** FID's Enterprise Canal No. 109 running southwesterly before traversing the subject property as shown on the attached FID exhibit map.
 - a) This section of the canal, measuring approximately 150 feet long, is a raised earthen open channel that must be piped as part of this project. If this section is not piped as part of this project, it will leave FID with a small section of open canal in the backyard of urban area and will ultimately increase the safety issues and liability to FID, the City, and the landowner. Also, once the Tract is developed, it would be extremely difficult to operate and maintain the remaining open section of the canal. Currently we have unobstructed access which will no longer be the case once the parcel is developed with residential homes.
 - b) FID requires the remaining portion of the open channel be piped. Refer to Area of Concern 1 comments above for pipeline and easement requirements.
- 3. **Area of Concern 3 (Enterprise Culvert Crossing Millbrook Avenue):** FID's Enterprise Canal runs westerly beginning at the southwest corner of the subject property and crosses Millbrook Avenue, as shown on the attached FID exhibit map.
 - a) The portions of the pipeline affected by the construction consists of 8'x4' Concrete Box Culvert installed around 1977 (37 years old). Pipeline Plan (10919771122) is attached for your review.

Ms. McKencie Contreras
Re: TM 6043/UGM, C-14-013, R-14-0003, A-14-003
April 2, 2014
Page 6 of 6

- b) Because the culvert is near the end of its useful life (40 years typically) and heavy equipment may be traveling over it during construction, the City may consider replacing the culvert crossing as part of the subject project. FID recommends the City replace the existing culvert with new 8'x4' Concrete Box Culvert in accordance with FID standards and that the applicant enter into an agreement with FID for that purpose. If the City chooses not to require the culvert as part of this project, the City will need to make the upgrade at some point in the near future.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Sen Saetern at 233-7161 extension 7406 or ssasetern@fresnoirrigation.com.

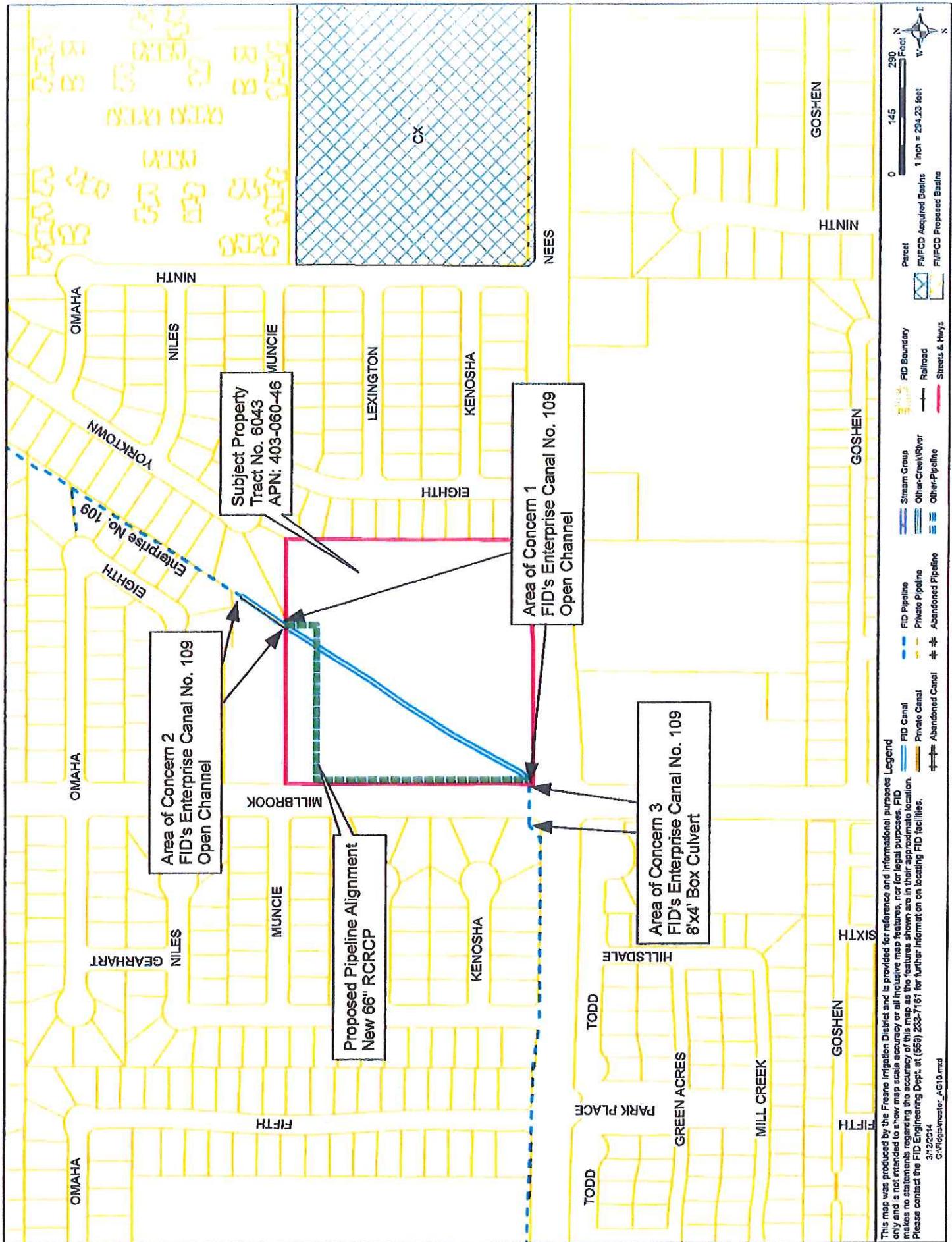
Sincerely,



William R. Stretch, P.E.
Assistant General Manager - Operations

Attachment(s)

cc: Grantor Fresno Clovis Investment, LLC (Granville Homes) – Applicant
Gary Giannetta, Giannetta Engineering – Consultant



NOTES

NOTES. (continued)

SITE PLAN

TRACT NO. 6156

8092 N. MILLBROOK AV
APN 103 000 16

APN 403=080=40
C 16

三

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING



**DEPARTMENT OF PUBLIC UTILITIES
ADMINISTRATION DIVISION
MEMORANDUM**



Providing Life's Essential Services

Date: August 23, 2016

To: PHILLIP SIEGRIST, Planner II
Planning and Development

From: KEVIN GRAY, Supervising Engineering Technician
Department of Public Utilities, Planning and Engineering Division

Subject: SEWER REQUIREMENTS FOR VESTING TENTATIVE TRACT MAP 6156 AND
DEVELOPMENT PERMIT APPLICATION No D-16-072

General

Vesting Tentative Map of Tract No. 6156 and Development Permit Application No. D-16-072 were filed by Jeffrey T. Roberts, on behalf of Granville Homes, Inc., and pertain to approximately 8.8 net acres of property located on the northeast corner of North Millbrook and East Nees Avenues, 8092 North Millbrook Avenue & APN:403-060-46. Vesting Tentative Map of Tract No. 6156 proposes to subdivide the property into a one common lot condominium map for individual airspace ownership. Development Permit Application No. D-16-072 proposes the construction of a 162-lot multiple family residential development with one and two bedroom units in two story buildings. The applicant also proposes an electric vehicle charging station and a community building with a leasing office.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is a 10-inch sewer main located in East Nees Avenue. Sanitary Sewer facilities are available to provide service to the site subject to the following requirements:

1. Connection to the existing 24-inch sewer main in N. Millbrook Avenue shall not be allowed.
2. Installation of sewer house branch(s) shall be required.
3. On-site sanitary sewer facilities shall be private.
4. Abandon any existing on-site private septic systems.

Sanitary Sewer Fees

The following Sewer Connection Charges are due and shall be paid for the Project:

1. Lateral Sewer Charge.
2. Oversize Sewer Area 4.



A Nationally Accredited Public Utility Agency

3. Trunk Sewer Charge: Herndon
4. Sewer Facility Charge (Multi-Residential).
5. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Section 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.
6. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.



**DEPARTMENT OF PUBLIC UTILITIES – WATER DIVISION
MEMORANDUM**



Providing Life's Essential Services

DATE: July 5, 2016

TO: PHILLIP SIEGRIST, Planner II
Development and Resource Management Department – Current Planning

THROUGH: MICHAEL CARBAJAL, Division Manager
Department of Public Utilities – Water Division

FROM: ROBERT DIAZ, Senior Engineering Technician *R.A.D.*
Department of Public Utilities – Water Division

**SUBJECT: WATER REQUIREMENTS FOR VESTING TENTATIVE TRACT T-6156
AND DEVELOPMENT PERMIT APPLICATION D-16-072**

General

Vesting Tentative Map of Tract No. 6156 and Development Permit Application No. D-16-072 were filed by Jeffrey T. Roberts, on behalf of Granville Homes, Inc., and pertain to approximately 8.8 net acres of property located on the northeast corner of North Millbrook and East Nees Avenues, 8092 North Millbrook Avenue & APN:403-060-46. Vesting Tentative Map of Tract No. 6156 proposes to subdivide the property into a one common lot condominium map for individual airspace ownership. Development Permit Application No. D-16-072 proposes the construction of a 162-lot multiple family residential development with one and two bedroom units in two story buildings. The applicant also proposes an electric vehicle charging station and a community building with a leasing office.

Water Service

The nearest water mains to serve the proposed project is a 12-inch main located in North Millbrook Avenue and a 14-inch main located in East Nees Avenue. Water facilities are available to provide service to the site subject to the following requirements:

1. Water service(s) with meter box(es) shall be required.
2. On-site water facilities shall be private.



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3. All public water facilities shall be constructed in accordance with City Standards, specifications, and policies.
4. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.
5. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Assistant Public Utilities Director.

Water Fees

The following Water Connection Charges and fees shall be paid for the project.

1. Wet-ties, Water service(s) and/or meter(s) installation(s)
2. UGM Water Supply Area Number: 101s



San Joaquin Valley Air Pollution Control District
Indirect Source Review (ISR) - Air Impact Assessment (AIA)
Application Form

RECEIVED



A. Applicant Information				JUL 07 2016
Applicant/Business Name: Grantor Fresno Clovis Investments, LLC				
Mailing Address: 1396 W. Herndon #101		City: Fresno	State: CA	Zip: 93711
Contact: Eric Gibbons		Title: Land Development Manager		
Is the Applicant a licensed state contractor? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please provide State License number:				
Phone: 559-436-0900		Fax: 559-436-1659	Email: EGibbons@gvhomes.com	
B. Agent Information (if applicable)				
Agent/Business Name: Bret Giannetta				
Mailing Address: 1119 'S' Street		City: Fresno	State: CA	Zip: 93721
Contact:		Title: Civil Engineer		
Phone: 559-264-3590		Fax: 559-264-0696 Email: bretgce@sbcglobal.net		
If an Agent is signing the Air Impact Assessment Application on behalf of the Applicant, a signed letter from the Applicant giving the Agent authorization is required.				
C. Project Information				
Project Name:		Tract Number(s) (if known): 6156		
Project Location	Street: 8092 N. Millbrook	City: Fresno	Zip: 93720	
Cross Streets: N. Millbrook Avenue & E. Nees Avenue			County: Fresno	
Permitting Agency: City of Fresno		Planner: Phillip Siegrist		
Mailing Address: 2600 Fresno St., Room 3043		City: Fresno	State: CA	Zip: 93721
Permit Type and Number (if known): TT 6156		Last Discretionary Approval Date:		
D. Project Description				
Please briefly describe the project (e.g.: 300 multi family residential units apartments and 35,000 square feet of commercial uses): 178 multi family residential unit apartments.				
<input type="checkbox"/> Commercial / Retail <input type="checkbox"/> Light Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other _____ <input type="checkbox"/> Office <input type="checkbox"/> Heavy Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> _____ <input type="checkbox"/> Government <input type="checkbox"/> Educational <input type="checkbox"/> Medical				Select land use setting below: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural
E. Notice of Violation		F. Voluntary Emission Reduction Agreement		
Is this application being submitted as a result of receiving a Notice of Violation (NOV) from the District?		Is this project part of a larger project for which there is a Voluntary Emission Reduction Agreement (VERA) with the District?		
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, NOV # _____		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, VERA # _____		
G. Optional Section				
Do you want to receive information about the Healthy Air Living Business Partners Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
FOR APCD USE ONLY				

SAN JOAQUIN VALLEY

UNIFIED APCD

1990 East Gettysburg Avenue
Fresno, CA 93726-0244

CASH RECEIPT

Received From

Date

7-7-16

20

118324

Address

For

ISR C20160176 C302142

Dollars \$ 512.00

ACCOUNT	HOW PAID
AMT. OF ACCOUNT	CASH
AMT. PAID	512.00
BALANCE DUE	MONEY ORDER

CK # 2200076402

By Jose Gonzalez

REMITTANCE ADVICE

SANJOAV San Joaquin Valley Air Pollution Control District
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244GV Holdings, Inc.
Check Number 22-00076402
Check Date Jul 6, 2016

Date	Invoice	Reference	Payment Amt	Retention	Discount	Total Payment
06/29/16	0067 Grantor Fresno Clovis Investments LLC T6156 ISR FEES	11550,000	512.00	0.00	0.00	512.00
	Total Remittance		512.00	0.00	.00	512.00

MAR 02 2015
McKencie Contreras
City of Fresno
Development Services/Planning
2600 Fresno Street, Third Floor
Fresno, CA, 93721-3604

Project: R-15-004 -- Granville Homes

District CEQA Reference No: C-20150125

To whom it may concern:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of a rezone of 5 acre Agriculture to Medium Density Multiple Family Residential zone district. The rezoning of land will not have an impact on air quality. However, if approved, future development will contribute to the overall decline in air quality due to construction activities, increased traffic, and ongoing operational emissions. The District offers the following comments:

1. Future development may require further environmental review and mitigation. Referral documents for those projects should include a project summary detailing, at a minimum, the land use designation, project size, and proximity to sensitive receptors and existing emission sources.
2. Individual development projects would be subject to District Rule 9510 (Indirect Source Review) if upon full build-out the project would include or exceed any one of the following:
 - 50 dwelling units
 - 2,000 square feet of commercial space;
 - 25,000 square feet of light industrial space;
 - 100,000 square feet of heavy industrial space;
 - 20,000 square feet of medical office space;
 - 39,000 square feet of general office space; or
 - 9,000 square feet of educational space; or
 - 10,000 square feet of government space; or
 - 20,000 square feet of recreational space; or
 - 9,000 square feet of space not identified above

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

3. District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at <http://www.valleyair.org/ISR/ISRHome.htm>.
4. Individual development projects may also be subject to the following District rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
5. The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
6. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Eric McLaughlin, at (559) 230-5808.

Sincerely,

Arnaud Marjollet
Director of Permit Services



Chay Thao
Program Manager

AM: em



August 24, 2016

TO: Phillip Siegrist, Planner II
Development Department, Planning Division

FROM: Susan Rogers, Acting Management Analyst
Department of Public Utilities, Solid Waste Division

SUBJECT: Findings Review for APN: 403-060-46 TT 6156
Location: 8092 North Millbrook Avenue

The Department of Public Utilities, Solid Waste Division has completed a review of Application APN: 403-060-46 Vesting Tentative Tract No. 6156. That was submitted by Jeffrey T. Roberts, on behalf of Granville Homes, Inc. Vesting Tentative Map of Tract No. 6156 proposes to subdivide the property into a one common lot condominium map for individual airspace ownership. Development Permit Application No. D-16-072 proposes the construction of a 162-lot multiple family residential development with one and two bedroom units in two story buildings. The applicant also proposes an electric vehicle charging station and a community building with a leasing office. The following requirements and conditions are to be placed on this project as Conditions of Approval by the Department of Public Utilities.

General Requirements:

- The tract will be serviced by Allied Waste as a Multi-Family residential property with bin service. Please contact Allied Waste at 559-275-1551 or 1-800-493-4285.
- Developer shall provide a minimum of four 2-cell trash enclosures, designed to accommodate 2-4 cu. yd. bins in separate facilities, one for trash and one recyclable material. Trash enclosures are to be serviced daily providing a minimum of 80 cubic yards of solid waste and recycling services per week.
- Enclosures shall be constructed to current City Standards P-33 and P-34.
- The trash enclosure shall have a solid metal roof to prevent rainwater from mixing with the enclosure's contents and then draining out and into the storm drain or sewer system.
- Trash enclosures for multi-family units must observe requirements of the current California Building Code regarding accessibility to solid waste collection receptacles for persons with disabilities (CCR Title 24, Part 2).

Additional Information Required:

- Will require details of trash enclosures that meet City of Fresno standards as well as California Building Codes.
- Will require details of radius at corners that hold proposed trash enclosures as well as radius at gate entrance/exit to ensure 44' centerline radius.
- The proposed locations of the trash enclosures are appealable but we will require seeing dimensions of trash enclosures on future site plans.



DATE: September 16, 2016

TO: Phillip Siegrist
Development and Resource Management Department

THROUGH: Jill Gormley, TE, Traffic and Engineering Manager, City Traffic Engineer
Public Works Department, Traffic & Engineering Services Division

FROM: Louise Gilio, Traffic Planning Supervisor
Public Works Department, Traffic & Engineering Services Division

SUBJECT: Public Works Conditions of Approval
TT 6156 and D-16-072, 8092 North Millbrook Avenue
Granville Homes, Inc. / Giannetta

Provide the following information on the tentative map and or site plan, prior acceptance of the final map.

1. Identify and dimension four (4) pedestrian easements on the map and site plan.
2. Irrigation pipe: Provide a final cross sectional detail on the map.
3. Identify relinquishment of direct access on the map. Include dimensions to the access points.

The Public Works Department, Traffic and Engineering Services Division, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval by the Public Works Department.

General Conditions:

1. Identify all easements on the map and site plan.
2. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
3. The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division, (559) 621-8681. Encroachment permits must be approved prior to issuance of building permits.
4. Street widening and transitions shall also include utility relocations and necessary dedications.
5. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 15-4114 and Resolution No. 78-522/88-229.
6. Intelligent Transportation Systems (ITS): Street work on major streets shall be designed to include ITS in accordance with the Public Works ITS Specifications, where not existing.
7. Irrigation /Canal Requirements: Provide a final cross sectional detail on the map.
8. Plan Submittal: Submit, street construction, signing, striping, traffic signal and street light plans, as applicable, in a single package, to the Public Works Department for review and approval.

Frontage Improvement Requirements:

Public Streets:

Nees Avenue: Arterial

1. Dedication and / or Vacation Requirements:
 - a. Dedicate pedestrian easements for the proposed public sidewalk. Provide dimensions on both the map and site plan.
 - b. Vacate 0-?' of right of way at the south west corner of the map. Provide dimensions on both the map and the site plan.
 - c. Dedicate a corner cut for public street purposes at the intersection of Nees and Millbrook.
 - d. Relinquish direct access rights to Nees Avenue except at the 20' exit. Identify on the map.
2. Construction Requirements:
 - a. Where missing, construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** residential pattern. Construct a 6' residential sidewalk per Public Works Standard **P-52**. (5 1/2' - 6' - 1/2') A Pedestrian Easement is required. Identify on the map and site plan.
 - b. Remove the existing depressed curb and replace with 6" high concrete curb per Public Works Standard P-5. Identify on the site plan.
 - c. Construct a **20'** commercial driveway approach to Public Works Standards **P-3** and **P-6**.
 - d. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-7** for Arterial Streets.

Millbrook Avenue: Collector

1. Dedication Requirements:
 - a. Dedicate pedestrian easements for the proposed public sidewalk. Provide dimensions on both the map and site plan.
 - b. Dedicate a corner cut for pedestrian purposes at the entry for the proposed access ramp. Identify on the map and site plan.
 - c. Relinquish direct access rights to Millbrook Avenue except for the 42' entry. Identify on the map.
2. Construction Requirements:
 - a. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** residential pattern. Construct a 6' residential sidewalk per Public Works Standard **P-53**. (5 1/2' - 6' - 1/2') A Pedestrian Easement is required. Identify on the map and site plan.
 - b. Approval of a street type approach (**P-76 / P-77**) is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with Public Works Standard **P-10**. If grades are not sufficient, construct to Public Works Standards **P-2** and **P-6**.
 - c. If not existing, construct a bus bay curb and gutter at the northeast corner of Millbrook and Nees to Public Works Standard **P-73**, complete with a 10' – 12' monolithic sidewalk. Identify on the site plan.

- d. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-8** for Collector Streets.

Interior Streets: Private

- 1. Construct paving to Public Works Standards **P-21, P-22** and **P-23**.
- 2. Comply with the Public Works Parking Manual.

Specific Mitigation Requirements: Comply with the mitigation measure requirements of the Traffic Engineering Manager for **TIS 16-013**, in the attached letter dated September 1, 2016.

- 1. The first order of work shall include a minimum of two points of vehicular access to the major streets for any phase of this development.
- 2. Entry Gate: The entry gate shall have a minimum of 100' from the proposed gate to the back of walk, for vehicle stacking at the entrance and an onsite turn around.

Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay the current Traffic Signal Mitigation Impact Fee (TSMI Fee) at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual for condominium unit, (fee rate as shown in the Master Fee Schedule).

- 1. Millbrook Avenue: Collector: Replace the high pressure sodium light fixture with a 150-watt equivalent LED safety light at the northeast corner of Millbrook Avenue and Nees Avenue.

Fresno Major Street Impact (FMSI) Fee : This Map is in the **New Growth Area**; therefore pay all applicable growth area fees and City-wide regional street impact fees.

Regional Transportation Mitigation Fee (RTMF): Pay all applicable **RTMF** fees to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148 ext. 200; www.fresnocog.org. Provide proof of payment or exemption **prior** to certificate of occupancy.



DATE: April 8, 2014 **Revised June 8, 2016**

TO: ~~McKencie Contreras~~ Phillip Siegrist
Development and Resource Management Department

FROM: Ann Lillie, Senior Engineering Technician
Public Works Department, Traffic and Engineering Services Division

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE
TRACT MAP NO. 6156 REGARDING MAINTENANCE REQUIREMENTS

LOCATION: 8092 North Millbrook Avenue
APN: 403-060-46

ATTENTION:

The item below requires a separate process with additional costs and timelines. In order to avoid delays with the final map approval, the following item shall be submitted for processing to the Public Works Department, Traffic and Engineering Services Division prior to final map approval.

<input checked="" type="checkbox"/>	Private Maintenance Covenant	Ann Lillie	(559) 621-8690 ann.lillie@fresno.gov
<input checked="" type="checkbox"/>	CFD Annexation Request Package		

The Public Works Department, Traffic and Engineering Services Division, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval. These requirements are based on City of Fresno code, policy, standards and the public improvements depicted on the Exhibits submitted for this development.

Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed and shall require a revision of this letter.

If the property owner requests annexation to the Community Facilities District No. 9 44 ("CFD No. 9 44") and an incomplete Annexation Request Package is submitted; this may cause delays to the annexation process and final map approval. The annexation process takes from three to four months and SHALL be completed prior to final map approvals.

All construction plans applicable for this development are to be submitted to the Traffic and Engineering Services Division for review and approval prior to the CFD process. The Landscape and Irrigation Plans are required to be approved prior to the finalization of the CFD process and the approval of the final map.

1. The Property Owner's Maintenance Requirements

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new Single-Family developments are the ultimate responsibility of the Property Owner. The property owner shall provide Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 9 11 ("CFD No. 9 11").

The following public improvements are eligible for Services by CFD No. 9 11 as associated with this development:

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within the street rights-of-way and landscape easements **(this includes 1/2 East Nees Avenue median island)**.
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures and **1/2 median island maintenance band and capping**, and street lights in **all Major Streets**.
- ~~Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures and street entry median island curbing and hardscape, street paving, street name signage and street lights in all Interior Local Streets.~~

2. The Property Owner may choose to do one or both of the following:

- a. The Property Owner may petition the City of Fresno to request annexation to CFD No. 9 11 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Developer Doorway.
 - **Proceedings to annex the final map to CFD No. 9 11 SHALL NOT commence** unless the final map is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) and the final map are considered technically correct.
 - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct** shall mean that the facilities and quantities to be maintained by CFD No. 9 11 are not subject to change and after acceptance for processing.
 - Public improvements not listed above will require written approval by the Public Works Department Director or his designee.
 - All areas not within the dedicated street rights-of-way approved for Services by CFD No. 9 11, including but not limited to outlots, trails and landscaped areas, shall be dedicated in fee to the City of Fresno, dedicated as a public easement for maintenance purposes or as approved by the Public Works Department City Engineer.
- b. The Property Owner may provide for Services privately for the above maintenance

requirements. All City maintenance requirements not included for annexation to CFD No. 9 44 for Services **SHALL** be included in the DCC&Rs or some other City approved mechanism for the required Services associated with this development. Contact the Planner in the Development and Resource Management Department for more details.

For questions regarding these conditions please contact me at (559) 621-8690 or ann.lillie@fresno.gov



DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE

PROJECT REVIEW August 15, 2016

Project Record

PROJECT INFORMATION, Agenda Item 5e

Vesting Tentative Map of Tract No. 6156 and Development Permit Application No. D-16-072 were filed by Jeffrey T. Roberts, on behalf of Granville Homes, Inc., and pertain to approximately 8.8 net acres of property (APN 403-060-46), zoned RM-2/UGM, located on the northeast corner of North Millbrook and East Nees Avenues. (8092 N. Millbrook Ave) Vesting Tentative Map of Tract No. 6156 proposes to subdivide the property into a one common lot condominium map for individual airspace ownership. **Development Permit Application No. D-16-072** proposes the construction of a 162-lot multiple family residential development with one and two bedroom units in two story buildings. The applicant also proposes an electric vehicle charging station and a community building with a leasing office.

COMMITTEE RECOMMENDATION

APPROVE APPROVE WITH CONDITIONS DENY NO ACTION

	Forrest	Brown	Engleman	Sidhu	Vecchiarelli	Walker
Motion		55-				
Seconded				mo		
Approve	BT	SB	RKE	an		
Deny						
Abstain						
Absent						

COMMITTEE CONDITIONS / COMMENTS

Staff Liaison: R. KACHADOURIAN Date 8/15/16

Exhibit I:
Environmental Assessment

**CITY OF FRESNO – ENVIRONMENTAL ASSESSMENT
FINDING OF CONFORMITY / MEIR SCH No. 2012111015**

Pursuant to Section 21157.1 of the California Public Resource Code (California Environmental Quality Act) the project described below is determined to be within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014.	DATE RECEIVED FOR FILING: Filed with the Fresno County Clerk's office on September 19, 2016
Applicant: Claudia Cazares Granville Homes 1396 West Herndon Avenue, #101 Fresno, California 93711	Initial Study Prepared By: Phillip Siegrist, Planner II September 19, 2016
Environmental Assessment Number: D-16-072/T-6156	Project Location (including APN): 8092 North Millbrook Avenue S/A; Located on the northeast corner of North Millbrook and East Nees Avenues in the County of Fresno, California APNs: 403-060-46 Site Latitude: 36°51'10.59" N Site Longitude: 119°45'52.38" W Mount Diablo Base & Meridian, Township 12S, Range 20E, Section 26

Project Description:

Development Permit Application No. D-16-072 was filed by Claudia Cazares, on behalf of Granville Homes, and pertains to 8.8 acres of property. The applicant proposes a multiple-family residential gated development consisting of 162 dwelling units with one and two bedroom units in 27 two story apartment buildings with a clubhouse/leasing office, private garages, on-site parking, and a pool. The applicant also proposes an electric vehicle charging station. Related Vesting Tentative Map of Tract No. T-6156 has been filed for the purposes of creating a one common lot condominium map for individual airspace ownership.

Conformance to Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014:

The subject site is planned for Urban Neighborhood Residential by the Fresno General Plan and the Woodward Park Community Plan. The site is zoned RM-2/UGM (*Residential Multi Family, Urban Neighborhood/Urban Growth Boundary*), which is consistent with the planned land use.

The Development and Resource Management Department staff has prepared an Initial Study (See Attached “Appendix G To Analyze Subsequent Project Identified In MEIR No. SCH No. 2012111015/Initial Study”) to evaluate the proposed applications in accordance with the land use and environmental policies and provisions of lead agency City of Fresno’s General Plan adopted by the Fresno City Council on December 18, 2014 and the related MEIR SCH No. 2012111015. The proposed applications will not facilitate an additional intensification of uses beyond that which would be allowed by the above-noted zoning and planned land use designation. Moreover, it is not

expected that the future development will adversely impact existing city service systems or the traffic circulation system that serves the subject property. These infrastructure findings have been verified by the Public Works and Public Utilities Departments. It has been further determined that all applicable mitigation measures of the MEIR have been applied to the project necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by the MEIR as provided by CEQA Guidelines Section 15177(b)(3).

Pursuant to Section 21157.1 of the California Public Resources Code (California Environmental Quality Act), it may be determined that a subsequent project falls within the scope of the MEIR, provided that the project does not cause additional significant impacts on the environment that were not previously examined by the MEIR. Relative to this specific project proposal, the environmental impacts noted in the MEIR, pursuant to the Fresno General Plan land use designation, include impacts associated with the above mentioned planned land use designation specified for the subject sites. Based on this Initial Study, the following findings are made: (1) The proposed project was identified as a Subsequent Project in the MEIR because its, location, land use designation and permissible densities and intensities are set forth in Figure LU-1 of the Fresno General Plan; (2) The proposed project is fully within the scope of the MEIR because it will not generate additional significant effects on the environment not previously examined and analyzed by the MEIR for the reasons set forth in the Initial Study; and (3) other than identified below, there are no new or additional mitigation measures or alternatives required.

In addition, after conducting a review of the adequacy of the MEIR pursuant to Public Resources Code Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Moreover, as lead agency for this project, the Development and Resource Management Department, per Section 15177(d) of the CEQA Guidelines, has determined that all feasible mitigation measures from the MEIR shall be applied to the project as conditions of approval as set forth in the attached MEIR Mitigation Measure Monitoring Checklist.

Public notice has been provided regarding staff's finding in the manner prescribed by Section 15177(d) of the CEQA Guidelines and by Section 21092 of the California Public Resources Code (CEQA provisions).


McKencie Contreras, Supervising Planner
City of Fresno


Date

Attachments: 1. Notice of Intent to Adopt a Finding of Conformity
2. Vicinity Map
3. Appendix G To Analyze Subsequent Project Identified In MEIR No. SCH No. 2012111015/Initial Study for Environmental Assessment No. D-16-072/T-6156

Finding of Conformity

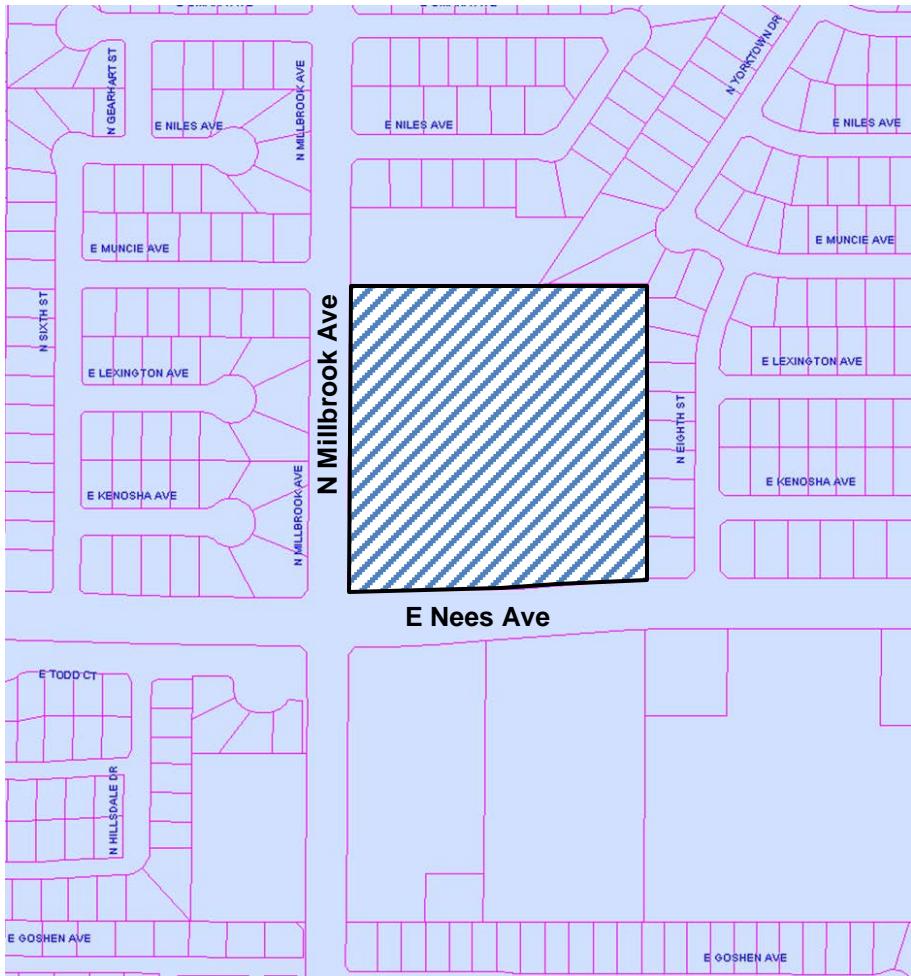
Environmental Assessment No. D-16-072/T-6156

September 19, 2016

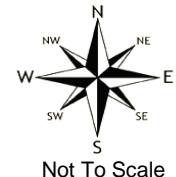
Page 3 of 3

4. MEIR Mitigation Measure Monitoring Checklist for Environmental Assessment No. D-16-072/T-6156

Vicinity Map



Subject Property



VICINITY MAP

**EA No. D-16-072/T-6156 for Development
Permit Application No. D-16-072 and
Vesting Tentative Tract Map No.
6156/UGM**

PROPERTY ADDRESS

8092 North Millbrook Avenue S/A

DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

Zone District: RM-2/UGM
(Residential Multiple Family, Urban
Neighborhood / Urban Growth
Management) zone district.

By: P. Siegrist
September 19, 2016

Notice of Intent

<p>CITY OF FRESNO</p> <p>NOTICE OF INTENT TO ADOPT A FINDING OF CONFORMITY</p> <p>PROJECT TITLE & ENVIRONMENTAL ASSESSMENT</p> <p>EA No. D-16-072/T-6156 for Development Permit Application No. D-16-072 and Vesting Tentative Tract Map No. 6156/UGM</p> <p>APPLICANTS: Claudia Cazares Granville Homes 1396 West Herndon Avenue, #101 Fresno, California 93711</p>	<p>Filed with: FRESNO COUNTY CLERK 2221 Kern Street, Fresno, CA 93721</p> <p>F I L E D SEP 19 2016 <i>1:08am</i> TIME By <i>Cheryl A. Babcock</i> FRESNO COUNTY CLERK DEPUTY</p>
<p>PROJECT LOCATION: 8092 North Millbrook Avenue S/A; Located on the northeast corner of North Millbrook and East Nees Avenues in the City and County of Fresno, California</p> <p>APNs: 403-060-46</p> <p>Site Latitude: 36°51'10.59" N</p> <p>Site Longitude: 119°45'52.38" W</p> <p>Mount Diablo Base & Meridian, Township 12S, Range 20E, Section 26</p>	
<p>PROJECT DESCRIPTION: Development Permit Application No. D-16-072 was filed by Claudia Cazares, on behalf of Granville Homes, and pertains to 8.8 acres of property. The applicant proposes a multiple-family residential gated development consisting of 162 dwelling units with one and two bedroom units in 27 two story apartment buildings with a clubhouse/leasing office, private garages, on-site parking, and a pool. The applicant also proposes an electric vehicle charging station. Related Vesting Tentative Tract Map No. 6156/UGM has been filed for the purposes of creating a one common lot condominium map for individual airspace ownership.</p>	
<p>The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is fully within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014. Therefore, the Development and Resource Management Department proposes to adopt a Finding of Conformity for this project.</p> <p>With mitigation 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 MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which</p>	

was not known and could not have been known at the time that the MEIR was certified as complete has become available. 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 Substances Statement required under subdivision (f) of that Section.

Additional information on the proposed project, including the proposed environmental Finding of Conformity, initial study and all documents and technical studies referenced in the initial study, as well as electronic copies of documents, may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, Third Floor-North, Room 3043, Fresno, California 93721-3604. Please contact Phillip Siegrist at (559) 621-8061 for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Comments may be submitted at any time between the publication date of this notice and close of business on October 18, 2016. Please direct all comments to Phillip Siegrist, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Third Floor-North, Room 3043, Fresno, California, 93721-3604; or by email, Phillip.Siegrist@fresno.gov; or by facsimile, (559) 498-1026. Para información en español, comuníquese con McKencie Contreras al teléfono (559) 621-8066.

INITIAL STUDY PREPARED BY:
Phillip Siegrist
Planner II

DATE: September 19, 2016

SUBMITTED BY:



McKencie Contreras, Supervising Planner
CITY OF FRESNO DEVELOPMENT &
RESOURCE MANAGEMENT DEPT

E201610000276

Appendix G

**APPENDIX G TO ANALYZE
SUBSEQUENT PROJECT IDENTIFIED IN MEIR SCH No. 2012111015/INITIAL
STUDY**

Environmental Checklist Form for:

EA No. D-16-072/T-6156

1. Project title:

Development Permit Application No. D-16-072 and Vesting Tentative Tract Map No. 6156/UGM

2. Lead agency name and address:

City of Fresno
Development and Resource Management Department
2600 Fresno Street
Fresno, CA 93721

3. Contact person and phone number:

Phillip Siegrist, Planner II
City of Fresno
Development and Resource Management Dept.
(559) 621-8061

4. Project location:

8092 North Millbrook Avenue S/A
Located on the northeast corner of North Millbrook and East Nees Avenues in the
City and County of Fresno, California
Assessor's Parcel Number(s): 403-060-46
Site Latitude: 36°51'10.59" N
Site Longitude: 119°45'52.38" W
Mount Diablo Base & Meridian, Township 12S, Range 20E, Section 26

5. Project sponsor's name and address:

Claudia Cazares
Granville Homes
1396 West Herndon Avenue, #101
Fresno, California 93711

6. **General & Community plan designation:**

Urban Neighborhood Residential

7. **Zoning:**

RM-2/UGM (Residential Multiple Family, Urban Neighborhood / Urban Growth Management)

8. **Description of project:**

Development Permit Application No. D-16-072 was filed by Claudia Cazares, on behalf of Granville Homes, and pertains to 8.8 acres of property. The applicant proposes a gated multiple-family residential development consisting of 162 dwelling units with one and two bedroom units in 27 two story apartment buildings with a clubhouse/leasing office, private garages, on-site parking, a pool, and landscaping. The applicant also proposes an electric vehicle charging station. Related Vesting Tentative Map of Tract No. T-6156 has been filed for the purposes of creating a one common lot condominium map for individual airspace ownership.

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

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium Low Density Residential	RS-4 <i>(Residential Single Family, Medium Low Density)</i>	Single Family Residential
South	Public Facilities Urban Neighborhood Residential	PI (Public and Institutional) RM-2 <i>(Residential Multiple Family, Urban Neighborhood)</i>	Church Vacant/Parking
East	Medium Low Density Residential	RS-4 <i>(Residential Single Family, Medium Low Density)</i>	Single Family Residential
West	Medium Low Density Residential	RS-4 <i>(Residential Single Family, Medium Low Density)</i>	Single Family Residential

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

City of Fresno (COF) Department of Public Works; COF Department of Public Utilities; COF Building and Safety Services Division; COF Fire Department; Fresno

Metropolitan Flood Control District (MFCD); Fresno County Department of Public Health; San Joaquin Valley Air Pollution Control District (SJVAPCD); and County of Fresno

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Pursuant to Public Resources Code Section 21157.1(b) and CEQA Guidelines 15177(b)(2), the purpose of this initial study is to analyze whether the subsequent project was described in the Master Environmental Impact Report (MEIR) SCH No. 2012111015 and whether the subsequent project may cause any additional significant effect on the environment, which was not previously examined in MEIR SCH No. 2012111015 adopted for the Fresno General Plan.

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR because it would have no additional significant effects that were not examined in the MEIR such that no new additional mitigation measures or alternatives may be required. All applicable mitigation measures contained in the Mitigation Measure Monitoring Checklist shall be imposed upon the proposed project. A FINDING OF CONFORMITY will be prepared.
- I find that the proposed project is a subsequent project identified in the MEIR but that it is not fully within the scope of the MEIR because the proposed project could have a significant effect on the environment that was not

examined in the MEIR. However, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. The project specific mitigation measures and all applicable mitigation measures contained in the MEIR Mitigation Measure Monitoring Checklist will be imposed upon the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project is a subsequent project identified in the MEIR but that it MAY have a significant effect on the environment that was not examined in the MEIR, and an ENVIRONMENTAL IMPACT REPORT is required to analyze the potentially significant effects not examined in the MEIR pursuant to Public Resources Code Section 21157.1(d) and CEQA Guidelines 15178(a).



Phillip Siegrist, Planner

9-19-16

Date

EVALUATION OF ADDITIONAL ENVIRONMENTAL IMPACTS NOT ASSESSED IN THE MEIR:

1. For purposes of this MEIR 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 MEIR.
 - b. "Less Than Significant Impact" means there is an impact related to the threshold under consideration that was not previously examined in the MEIR, 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 MEIR, 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 MEIR.
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. A "Finding of Conformity" is a determination based on an initial study that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR because it would have no additional significant effects that were not examined in the MEIR.
6. "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).
7. Earlier analyses may be used where, pursuant to the tiering, program EIR 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 MEIR 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.
8. 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.

9. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
10. 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.
11. 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	

Surrounding land uses are characterized by single family residential uses to the north, east, and west. A church and a vacant parcel planned and zoned for multiple family residential are located to the south.

The proposed project is not located near a scenic vista and there are no state scenic highways or city- or county-designated roads which exist within the project area. Therefore, the project would have no impact on scenic vistas, roads or highways. The proposed project would add to the overall character of the area; therefore, the impact to the visual character of the area will be less than significant.

The development of the site will not create a new source of substantial light or glare which would affect day or night time views in the project area, given that during the entitlement process, staff will ensure that lights are located in areas that will minimize light sources to the neighboring properties. Further, Mitigation Measures (MM) AES-1, and AES-3 require lighting systems for street and parking areas to be shielded to direct light to surfaces and orient light away from adjacent properties. As a result, the project will have a less than significant impact on aesthetics. The proposed construction would not significantly impact the visual character of the site as the proposed new construction type and appearance will provide an enhanced street frontage and landscaping to a vacant site surrounded by suburban development.

In conclusion, with MEIR mitigation incorporated, the project will have a less than significant impact on aesthetics. Conditions to ensure the project is aesthetically appealing will be incorporated into the project approval.

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. -- Would the project:				

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				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 site is designated as "Urban and Built-Up Land" on the 2014 Rural Land Mapping Edition: Fresno County Important Farmland Map and thus has no farmland considered to be prime farmland, farmland of statewide importance, or unique farmland. The subject site is not currently under cultivation.

The subject site and property adjacent to the subject site are not under a Williamson Act contract. Therefore, the proposed project on the subject site will not affect the Williamson Act contract parcels.

The proposed development permit application does not conflict with any forest land or Timberland Production or result in any loss of forest land. The proposed project does not include any changes which will affect the existing environment.

In conclusion, the proposed project would not result in any agriculture and forestry resource environmental impacts beyond those analyzed in the MEIR SCH No. 2012111015.

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

Setting

The subject site 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.

Regional factors affect the accumulation and dispersion of air pollutants within the SJVAB. Air pollutant emissions overall are fairly constant throughout the year, yet the concentrations of pollutants in the air vary from day to day and even hour to hour. This variability is due to complex interactions of weather, climate, and topography. These factors affect the ability of the atmosphere to disperse pollutants. Conditions that move and mix the atmosphere help disperse pollutants, while conditions that cause the atmosphere to stagnate allow pollutants to concentrate. Local climatological effects, including topography, wind speed and direction, temperature, inversion layers, precipitation, and fog can exacerbate the air quality problem in the SJVAB.

The SJVAB is approximately 250 miles long and averages 35 miles wide, and is the second largest air basin in the state. The SJVAB 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.

During the summer, wind speed and direction data indicate that summer wind usually originates at the north end of the Valley and flows in a south-southeasterly direction through the Valley, through Tehachapi Pass, into the Southeast Desert Air Basin. In addition, the Altamont Pass also serves as a funnel for pollutant transport from the San Francisco Bay Area Air Basin into the region.

During the winter, wind speed and direction data indicate that wind occasionally originates from the south end of the Valley and flows in a north-northwesterly direction. Also during the winter months, the Valley generally experiences light, variable winds (less than 10 mph). Low wind speeds, combined with low inversion layers in the winter, create a climate conducive to high carbon monoxide (CO) and particulate matter (PM10 and PM2.5) concentrations. The SJVAB has an “Inland Mediterranean” climate averaging over 260 sunny days per year. The Valley floor is characterized by warm, dry summers and cooler winters. For the entire Valley, high daily temperature readings in summer average 95°F. Temperatures below freezing are unusual. Average high temperatures in the winter are in the 50s, but highs in the 30s and 40s can occur on days with persistent fog and low cloudiness. The average daily low temperature is 45°F.

The vertical dispersion of air pollutants in the Valley is limited by the presence of persistent temperature inversions. Solar energy heats up the Earth’s surface, which in turn radiates heat and warms the lower atmosphere. Therefore, as altitude increases, the air temperature usually decreases due to increasing distance from the source of heat. A reversal of this atmospheric state, where the air temperature increases with height, is termed an inversion. 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.

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.

Project:

The SJVAPCD reviewed and approved the Air Impact Assessment (AIA) application for the proposed multi-family development in the memorandum dated August 8, 2016. The summary of project emissions and emission reductions indicate the project is not

expected to exceed significant thresholds of 1-ton/year NOX, 10 ton/year ROG, and 15 ton/year PM10. Therefore, project specific criteria pollutant emissions would have no significant adverse impact on air quality. The SJVAPCD further indicated the project is subject to District Rule 9510 (Indirect Source Review) which is intended to mitigate a projects impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The project developer will be required to obtain applicable permits from the SJVAPCD in order to comply with all applicable air quality plans.

The proposed use, if approved, will be allowed on the subject site and will not expose sensitive receptors to substantial pollutant concentrations. The project is not proposing a use which will create objectionable odors more obnoxious than prior uses of the site and/or current surrounding residential and non-residential uses; therefore there will be no impact.

Therefore, compliance with all of the above SJVAPCD Rules, Fresno General Plan policies and MEIR mitigation measures results in a less than significant impact on air quality with respect to air quality plans and standards and cumulative increases in criteria pollutants.

The proposed project will comply with the Resource Conservation Element of the Fresno General Plan and the Goals, Policies and Objectives of the Regional Transportation Plan adopted by the Fresno Council of Fresno County Governments; therefore the project will not conflict with or obstruct an applicable air quality plan.

Therefore, compliance with the all of the above SJVAPCD Rules, Fresno General Plan policies, and MEIR mitigation measures results in a less than significant impact on air quality with respect to air quality plans and standards and cumulative increases in criteria pollutants.

In conclusion, the proposed project would not result in any air quality environmental impacts beyond those analyzed in the MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES - - Would the project:				

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				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 US 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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				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 proposed project is located on an existing vacant lot surrounded by suburban uses where urban infrastructure is in place. Therefore the project would not directly affect any sensitive, special status, or candidate species, nor would it modify any habitat that supports them. There is no riparian habitat or any other sensitive natural community identified in the vicinity of the proposed project by the California Department of Fish and Game or the US Fish and Wildlife Service. No federally protected wetlands are located on the subject site. Therefore, there would be no impacts to species, riparian habitat or other sensitive communities and wetlands.

There are also no bodies of water on the subject site or in the immediate vicinity of the subject site. The proposed project would have no impact on the movement of migratory fish or wildlife species or on established wildlife corridors or wildlife nursery sites. No local policies regarding biological resources are applicable to the subject site and there would be no impacts with regard to those plans.

No habitat conservation plans or natural community conservation plans in the region pertain to the natural resources that exist on the subject site or in their immediate vicinity. Therefore, there would be no impacts. No actions or activities resulting from the implementation of the proposed project would have the potential to affect floral, or faunal species; or, their habitat.

Given that the proposed project will be located in an area surrounded by urban uses, there will be no impacts to biological resources. In conclusion, with MEIR mitigation measures incorporated, the project will not result in any biological resource impacts beyond those analyzed in MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 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

The project proposes uses (residential) that substantially exist in the vicinity, and there are no structures which exist within the project area that are listed in the National or Local Register of Historic Places, and the subject site is not within a designated historic district.

There is no evidence that cultural resources of any type (including historical, archaeological, paleontological, or unique geologic features) exist on the subject property. It should be noted however that lack of surface evidence of historical resources does not preclude the subsurface existence of archaeological resources. Therefore, due to the ground disturbing activities that will occur as a result of the project, pursuant to the conditions of approval for the project, if material that may be human remains, animal fossils, or archaeological material is encountered, work shall stop immediately; and, that qualified professionals in the respective field are contacted and consulted in order to insure that the activities of the proposed project will not involve physical demolition, destruction, relocation, or alteration of historic, archaeological, or paleontological resources.

In conclusion, with MEIR mitigation measures incorporated, the project will not result in any cultural resource impacts beyond those analyzed in MEIR SCH No. 2012111015.

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

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

This project is located in the northern portion of the Fresno metropolitan area, and is in an area which is primarily designated for commercial, office and residential uses, where the topography is generally level. There are no known geologic hazards or unstable soil conditions known to exist on the site. The existing topography is flat with no apparent unique or significant land forms such as vernal pools. Development of the property requires compliance with grading and drainage standards of the City of Fresno and the Fresno Metropolitan Flood Control District (FMFCD) Standards. Grade differentials at property lines must be limited to one foot or less, or a cross-drainage covenant must be executed with affected adjoining property owners.

Fresno has no known active earthquake faults and is not in any Alquist-Priolo Special Studies Zones. The immediate Fresno area has extremely low seismic activity levels, although shaking may be felt from earthquakes whose epicenters lie to the east, west, and south. Known major faults are over 50 miles distant and include the San Andreas Fault, Coalinga area blind thrust fault(s), and the Long Valley, Owens Valley, and White Wolf/Tehachapi fault systems. The most serious threat to Fresno 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.

Fresno is classified by the State as being in a moderate seismic risk zone, Category "C" or "D," depending on the soils underlying the specific location being categorized and that location's proximity to the nearest known fault lines. All new structures are required to conform to current seismic protection standards in the California Building Code. Seismic upgrade/retrofit requirements are imposed on older structures by the City's Development and Resource Management Department as may be applicable to building modification and rehabilitation projects.

No adverse environmental effects related to topography, soils or geology are expected as a result of this project. In conclusion, the project would not result in any geology or soil environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

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	

The proposed project will not occur at a scale or scope with potential to contribute substantially or cumulatively to the generation of greenhouse gas emissions, either directly or indirectly. The Fresno General Plan and MEIR rely upon a Greenhouse Gas Reduction Plan that provides a comprehensive assessment of the benefits of city policies and proposed code changes, existing plans, programs, and initiatives that reduce greenhouse gas emissions. The plan demonstrates that even though there is increased growth, the City would still be reducing greenhouse gas emissions through 2020 and per capita emission rates drop substantially. The benefits of adopted regulations become flat in later years and growth starts to exceed the reductions from all regulations and measures. Although it is highly likely that regulations will be updated to provide additional reductions, none are reflected in the analysis since only the effect of adopted regulations is included.

In conclusion, the proposed project would not result in any greenhouse gas emission environmental impacts beyond those analyzed in MEIR SCH No. 2012111015. Therefore, impacts are less than significant.

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:				

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				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

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

Pursuant to Policy 1-6-a of the Fresno General Plan, hazardous materials will be defined as those that, because of their quantity, concentration, physical or chemical characteristics, pose significant potential hazards to human health, safety, or the environment. Specific federal, state and local definitions and listings of hazardous materials will be used by the City of Fresno.

There are no known existing hazardous material conditions on the site and the project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project itself will not generate or use hazardous materials in a manner outside health department requirements, is not near any wildland fire hazard zones, and poses no interference with the City's or County's Hazard Mitigation Plans or emergency response plans. The subject site is not under cultivation. No pesticides or hazardous materials are known to exist on the site and the proposed project will have no environmental impacts related to potential hazards or hazardous materials as identified above. The subject site is not located within an airport land use plan and is not within the vicinity of a private airstrip.

In conclusion, with MEIR mitigation measures incorporated, the project will not result in any hazards and hazardous material impacts beyond those analyzed in analyzed in MEIR SCH No. 2012111015. Therefore, there will be no impacts related to hazards and hazardous materials.

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

Setting

Fresno is one of the largest cities in the United States still relying primarily on groundwater for its public water supply. Surface water treatment and distribution has been implemented in the northeastern part of the City, but the city is still subject to an EPA Sole Source Aquifer designation. While the aquifer underlying Fresno typically exceeds a depth of 300 feet and is capacious enough to provide adequate quantities of safe drinking water to the metropolitan area well into the twenty-first century, groundwater degradation, increasingly stringent water quality regulations, and an historic trend of high consumptive use of water on a per capita basis (some 250 gallons

per day per capita), have resulted in a general decline in aquifer levels, increased cost to provide potable water, and localized water supply limitations.

The adverse groundwater conditions of limited supply and compromised quality have been well-documented by planning, environmental impact report and technical studies over the past 20 years. These conditions include water quality degradation due to DBCP, arsenic, iron, and manganese concentrations; low water well yields; limited aquifer storage capacity and recharge capacity; and, intensive urban or semi-urban development occurring upgradient from the Fresno Metropolitan Area.

In response to the need for a comprehensive long-range water supply and distribution strategy, the General Plan recognizes the Kings Basin's Integrated Regional Water Management Plan, Fresno-Area Regional Groundwater Management Plan, and City of Fresno Metropolitan Water Resource Management Plan and cites the findings of the City of Fresno Urban Water Management Plan (UWMP). The purpose of these management plans is to provide safe, adequate, and dependable water supplies to meet the future needs of the Kings Basin regions and the Fresno-Clovis metropolitan area in an economical manner; protect groundwater quality from further degradation and overdraft; and, provide a plan of reasonably implementable measures and facilities.

In the near future, groundwater will continue to be an important part of the City's supply but will not be relied upon as heavily as has historically been the case. The City is planning to rely on expanding their delivery and treatment of surface water supplies and groundwater recharge activities.

In addition, the General Plan policies require the City to maintain a comprehensive conservation program to help reduce per capita water usage, and includes conservation programs such as landscaping standards for drought tolerance, irrigation control devices, leak detection and retrofits, water audits, public education and implementing US Bureau of Reclamation Best Management Practices for water conservation to maintain surface water entitlements.

Implementation of the Fresno General Plan policies, the Kings Basin Integrated Regional Water Management Plan, City of Fresno UWMP, Fresno-Area Regional Groundwater Management Plan, and City of Fresno Metropolitan Water Resource Management Plan and the applicable mitigation measures of approved environmental review documents will address the issues of providing an adequate, reliable, and sustainable water supply for the project's urban domestic and public safety consumptive purposes. The recently adopted 2015 UWMP analyzed the Fresno General Plans land use capacity. The project is a permitted use in the RM-2 zone district and the Urban Neighborhood Residential planned land use.

Project

The City's Department of Public Utilities has determined that water facilities are available to provide service to the subject site subject to conditions. If the development

creates additional water demands beyond the levels allocated in the version of the City's Urban Water Management Plan it will have to be offset or mitigated in a manner approved by the Department of Public Utilities.

When development permits are issued, the subject site will be required to pay drainage fees pursuant to the Drainage Fee Ordinance. The subject site does not appear to be located within a flood prone area as designated on the latest Flood Insurance Rate Maps available to the FMFCD.

Occupancy of this site will generate wastewater containing human waste, which is required to be conveyed and treated by the Fresno-Clovis Regional Wastewater Treatment and Reclamation Facility. There will not be any onsite wastewater treatment system. This development will be required to abandon any existing on-site private septic systems, install separate sewer house branches and pay connection and sewer facility fees.

The applicant will be required to comply with all requirements of the City of Fresno Department of Public Utilities that will reduce the project's water impacts to less than significant.

In conclusion, with MEIR mitigation measures incorporated, the project will not result in any hydrology and water quality impacts beyond those analyzed in analyzed in MEIR SCH No. 2012111015. Therefore, there will be no impacts related to hazards and hazardous materials.

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
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The proposed project would not physically divide an established community. The proposed project is consistent with the Urban Neighborhood Residential planned land use designation of the Fresno General Plan and the Woodward Park Community Plan. The proposed project will facilitate development of the site with a multi-family residential project, which is the intent of the Fresno General Plan for this property. Objectives and policies within the Fresno General Plan support economic development, efficient and equitable use of resources, and multi-family residential infill development. Some of those objectives and policies are outlined below:

- Objective UF-1: Emphasize the opportunity for a diversity of districts, neighborhoods, and housing types.
 - Policy UF-1-a: **Diverse Neighborhoods.** Support development projects that provide Fresno with a diversity of urban and suburban neighborhood opportunities.
 - Policy UF-1-d: **Range of Housing Types.** Provide for diversity and variation of building types, densities, and scales of development in order to reinforce the identity of individual neighborhoods, foster a variety of market-based options for living and working to suit a large range of income levels, and further affordable housing opportunities throughout the city.
 - Policy UF-1-e: **Unique Neighborhoods.** Promote and protect unique neighborhoods and mixed use areas throughout Fresno that respect and support various ethnic, cultural and historic enclaves; provide a range of housing options, including furthering affordable housing opportunities; and convey a unique character and lifestyle attractive to Fresnans. Support unique areas through more specific planning processes that directly engage community members in creative and innovative design efforts.
 - Policy UF-1-f: **Complete Neighborhoods, Densities, and Development Standards.** Use Complete Neighborhood design concepts and development standards to achieve the development of Complete Neighborhoods and the residential density targets of the General Plan.
- Objective UF-12: Locate roughly one-half of future residential development in infill areas—defined as being within the City on December 31, 2012—including the Downtown core area and surrounding neighborhoods, mixed-use centers and transit-oriented development along major BRT corridors, and other non-corridor infill areas, and vacant land.

- Objective LU-1: Establish a comprehensive citywide land use planning strategy to meet economic development objectives, achieve efficient and equitable use of resources and infrastructure, and create an attractive living environment.
 - **Policy LU-1-a: Promote Development within the Existing City Limits as of December 31, 2012.** Promote new development, infill, and rehabilitation of existing building stock in the Downtown Planning Area, along BRT corridors, in established neighborhoods generally south of Herndon Avenue, and on other infill sites and vacant land within the City.
- Objective LU-2: Plan for infill development that includes a range of housing types, building forms, and land uses to meet the needs of both current and future residents.
 - **Policy LU-2-a: Infill Development and Redevelopment.** Promote development of vacant, underdeveloped, and re-developable land within the City Limits where urban services are available by considering the establishment and implementation of supportive regulations and programs.
- Objective LU-5: Plan for a diverse housing stock that will support balanced urban growth, and make efficient use of resources and public facilities.

The proposed project is consistent with the objectives and policies of the Fresno General Plan, as it would allow development on existing properties within the City of Fresno. The project promotes multi-family residential development and reinvestment within the City and preserves and protects resources within the City by expanding opportunities for development on infill properties. Infill development conserves resources and takes advantage of existing infrastructure. Furthermore, the proposed multi-family development will enhance the overall character of the neighborhood by creating a more complete neighborhood.

The project will not conflict with any conservation plans since it is not located within any conservation plan areas.

No habitat conservation plans or natural community conservation plans in the region pertain to the natural resources that exist on the subject site or in its immediate vicinity. Therefore, there would be no impacts.

In conclusion, the proposed project would not result in any land use and planning environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

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
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, therefore, will not 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. The subject site is not delineated on a local general plan, specific plan or other land use plan as a locally-important mineral resource recovery site; therefore it will not result in the loss of availability of a locally-important mineral resource.

In conclusion, the proposed project would not result in any mineral resource environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

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	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne 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

In developed areas of the community, noise conflicts often occur when a noise sensitive land use is located adjacent to a noise generator. Noise in these situations frequently stems from on-site operations, use of outdoor equipment and vehicular traffic. Some land uses, such as residential dwellings, are considered noise sensitive receptors and involve land uses associated with indoor and/or outdoor activities that may be subject to stress and/or significant interference from noise.

Generally, the three primary sources of substantial noise that affect the City of Fresno and its residents are transportation-related and consist of major streets and regional highways; airport operations at the Fresno Yosemite International, the Fresno-Chandler

Downtown, and the Sierra Sky Park Airports; and railroad operations along the BNSF Railway and the Union Pacific Railroad lines. The project site is not located within the vicinity of any rail lines or any airport or private air strip.

Potential noise sources at the project site would occur primarily from roadway noise from East Nees and North Millbrook Avenues along the street frontages. The City of Fresno Noise Element of the General Plan identifies the maximum appropriate noise level exposure (for residential land uses) for outdoor activity areas to be 65 dB DNL (decibels A weighted), and for interior living areas a noise level exposure of not more than 45 dB DNL. According to the MEIR No. SCH 2012111015 for the Fresno General Plan, noise will occur from automobile traffic. General Plan Figure NS-2 shows existing and future noise levels along East Nees Avenue to the south of the project site at between 65 to 70 decibels. Traffic to and from the project site is anticipated to be heavier during daytime, lessening during nighttime hours.

The "Noise Ordinance of the City of Fresno" (Fresno Municipal Code (FMC) Section 10-101, et seq., hereafter referred to as the "Ordinance") sets forth the criteria for measuring and regulating noise emissions in the City. The Ordinance prohibits any person from making any sound or noise which causes discomfort or annoyance to any reasonable person of normal sensitivity residing or working in the area, unless such noise or sound is specifically authorized by or in accordance with this article.

Ambient noise levels are established by the Ordinance as follows:

LAND USE	TIME	SOUND LEVEL DECIBELS
<i>Residential</i>	10:00 PM to 7:00 AM	50
<i>Residential</i>	7:00 AM to 7:00 PM	60
<i>Residential</i>	7:00 PM to 10:00 PM	55
<i>Commercial</i>	10:00 PM to 7:00 AM	60
<i>Commercial</i>	7:00 AM to 10:00 PM	65
<i>Industrial</i>	Anytime	70

Any noise or sound exceeding the ambient noise level at the property line by more than five decibels shall be deemed or to be *prima facie* evidence of a violation of Section 10-105 of the FMC. Traffic to the project site is expected to be within the Commercial ranges shown above.

Short Term Noise Impacts

There are existing residential land uses surrounding the project site. The construction of a project will result in a short-term increase in construction related noise levels. However, this increase in noise will cease once the project is completed. This is not expected to result in a significant impact because this noise will occur during daylight hours, rather than during more noise sensitive periods. Furthermore, the FMC allows for construction noise in excess of standards if it complies with the information below:

Construction, repair or remodeling work accomplished pursuant to a building, electrical, plumbing, mechanical, or other construction permit issued by the city or other governmental agency, or to site preparation and grading, provided such work takes place between the hours of 7:00 a.m. and 10:00 p.m. on any day except Sunday.

Thus, construction activity would be exempt from City of Fresno noise regulations, as long as such activity is conducted pursuant to an applicable construction permit and occurs between 7:00 a.m. and 10:00 p.m., excluding Sunday. Therefore, short-term construction impacts associated with the exposure of persons to or the generation of noise levels in excess of standards established in the general plan or noise ordinance or applicable standards of other agencies would be less than significant.

Long Term Noise Impacts

The subject property is planned for Urban Neighborhood Residential, which allows multi-family residential developments located adjacent to existing residential land uses. The Fresno General Plan analyzed the urban neighborhood residential planned land use. Therefore, the following noise policies apply to the project:

Policy NS-1-a: Desirable and Generally Acceptable Exterior Noise Environment. Establish 65 dBA Ldn or CNEL as the standard for the desirable maximum average exterior noise levels for defined usable exterior areas of residential and noise-sensitive uses for noise, but designate 60 dBA Ldn or CNEL (measured at the property line) for noise generated by stationary sources impinging upon residential and noise sensitive uses. Maintain 65 dBA Ldn or CNEL as the maximum average exterior noise levels for non-sensitive commercial land uses, and maintain 70 dBA Ldn or CNEL as maximum average exterior noise level for industrial land uses, both to be measured at the property line of parcels where noise is generated which may impinge on neighboring properties.

The proposed project will not expose persons to excessive noise levels. Although the project will create additional activity in the area, the project will be required to comply with all noise policies from the Fresno General Plan and noise ordinance of the FMC. Therefore, there will be no exposure to excessive noise and noise impacts would be less than significant.

In conclusion, the proposed project would not result in any noise environmental impacts

beyond those analyzed in MEIR SCH No. 2012111015.

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

The subject site is designated for Urban Neighborhood Residential planned land uses. Although the project will be intensifying the use of the currently undeveloped site, it has been planned for the proposed use and will occur at an intensity and scale that is permitted. Thus, the development of the subject site is allowed and will not facilitate an additional intensification of uses beyond that which would be allowed.

There is one existing vacant residential property on the subject site; therefore the proposed project does not have the potential to displace existing housing or residents. The project will increase population in the area; however it will not go beyond what was previously analyzed by the Fresno General Plan MEIR.

In conclusion, the proposed project would not result in any population and housing environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

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	
Schools?			X	
Other public services?			X	

The Department of Public Utilities has reviewed the proposed project and has determined that adequate sewer, water, and solid waste facilities are available subject to compliance with the conditions submitted by the Department of Public Utilities for this project. City police and fire protection services are also available to serve the proposed project. Fire Station No. 13 is located approximately 1/4 mile to the west of the subject site and the current response time meets the required level of service. Therefore, impacts to fire protection would be less than significant.

The Fresno Metropolitan Flood Control District, in a memo dated October 17, 2016, indicated that permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to existing infrastructure on east of the project on East Nees Avenue. Furthermore, conditions of approval for the project will require the developer to either make improvements to the existing pipeline system to provide additional capacity or use some type of permanent peak

reducing facility in order to eliminate adverse impacts on the existing facility. As further stated in the Metropolitan Flood Control District memo dated October 17, 2016, should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by the proposed medium-high density residential development, to a two-year discharge, which would be produced by the property if developed with medium density residential.

The departments and agencies have all submitted conditions that will be required as Conditions of Approval for the subject site. These conditions of approval will ensure that the proposed project will have a less than significant impact to urban services. All conditions of approval must be complied with prior to occupancy.

The demand for parks generated by the project is within planned services levels of the City of Fresno Parks and Community Services Department and the applicant will pay any required impact fees at the time building permits are obtained.

Any future development occurring as a result of the proposed project may have an effect on the District's student housing capacity. The District, through local funding, is in a position to mitigate its shortage of classrooms to accommodate planned population growth for the foreseeable future. However, the District recognizes that the legislature, as a matter of law, has deemed under Government Code Section 65996, that all school facilities impacts are mitigated as a consequence of SB 50 Level 1, 2 and 3 developer fee legislative provisions. The developer will pay appropriate impact fees at time of building permits.

In conclusion, with MEIR mitigation measures incorporated, the project will not result in any public service impacts beyond those analyzed in MEIR SCH No. 2012111015.

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	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 will not result in the physical deterioration of existing parks or recreational facilities; and, will not require expansion of existing recreational facilities or affect recreational services beyond what was analyzed in the MEIR for the Fresno General Plan. The applicant, however, will provide recreational facilities (swimming pool and open space) within the project area as well as multiple access points to sidewalks on the south and west sides of the project.

In conclusion, the proposed project would not result in any recreation environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

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	

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

The subject site is located on the northeast corner of East Nees and North Millbrook Avenues. In the Fresno General Plan Circulation Element, East Nees Avenue is designated as an arterial street, which has a primary purpose of moving traffic within and between neighborhoods and to and from freeways and expressways; North Millbrook Avenue is designated as a collector street, which has a primary function of connecting local streets and arterials and neighborhood traffic generators and providing access to abutting properties. There will be one main entry point to the project off of North Millbrook Avenue and a designated exit point onto East Nees. The project will also be required to construct all necessary street frontage improvements to City Standards.

The Public Works Department/Traffic Engineering Division staff has reviewed the proposed traffic yield from the proposed project and the expected traffic generation will not adversely impact the existing and projected circulation system as analyzed in MEIR.

A Traffic Impact Study (TIS) for the proposed multi-family development, dated July 5, 2016, prepared by JLB Traffic Engineering, Inc. evaluated the impacts of the project by analyzing two intersections in the vicinity of the project during the morning and evening peak hours. Vehicle trips projected to be generated by the project were calculated using the Institute of Traffic Engineers (ITE) Trip Generation Manual.

Applying the factors outlined in the ITE Trip Generation Manual, the proposed project is projected to generate 83 vehicle trips during the morning peak hour travel period (7 to 9 a.m.) and 100 vehicle trips during the evening peak hour travel period (4 to 6 p.m.) on a weekday. The project is also projected to generate 1,077 average daily trips (ADT). Based on the analyses included in the TIS, the study intersections are currently operating at or above the Traffic Impact

The City of Fresno Public Works Department, on September 1, 2016, approved the TIS for the proposed multi-family development on the northeast corner of East Nees and North Millbrook Avenues and required the applicant make necessary improvements and right-of-way and public easement dedications along adjacent streets and within site boundaries per City of Fresno standards/requirements. The Public Works Department also required payment of the Traffic Signal Mitigation Impact (TSMI) Fee, Fresno Major Street Impact (FMSI) Fee, and Regional Transportation Mitigation Fee (RTMF) adopted by the City of Fresno to implement mitigation measures contained in the MEIR SCH No. 2012111015, Fresno General Plan.

Therefore, although an increase in traffic is expected as a result of the project, with MEIR mitigation, no significant impacts to traffic or transportation will result from the project.

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

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

The Department of Public Utilities has determined that adequate sanitary sewer and water services will be available to serve the proposed project subject to the payment of any applicable connection charges and/or fees; compliance with the Department of

Public Utilities standards, specifications, and policies; and, compliance with the conditions listed in their memorandums dated July 5, 2016 and August 1, 2016.

The project site will be serviced by a commercial solid waste franchise and will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

The proposed project is not expected to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, and will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, or result in the construction of new storm water drainage facilities or expansion of existing facilities.

The Fresno Metropolitan Flood Control District, in a memo dated October 17, 2016, indicated that permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to existing infrastructure on east of the project on East Nees Avenue. Furthermore, conditions of approval for the project will require the developer to either make improvements to the existing pipeline system to provide additional capacity or use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing facility. As further stated in the Fresno Metropolitan Flood Control District's memo dated October 17, 2016, should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by the proposed medium-high density residential development, to a two-year discharge, which would be produced by the property if developed with medium density residential.

Conditions of approval for the proposed project will also include measures for properly storing solid waste on the site to allow for safe trash truck pickup and minimize littering, and for segregating solid waste to maximize recycling to continue the City's compliance with State solid waste diversion laws (Fresno currently has the highest rate of solid waste recycling/landfill diversion among large cities in the United States). Landfill capacity serving the City, at the American Avenue Landfill operated by Fresno County, is adequate for the foreseeable future.

Therefore, although an increase in runoff is expected as a result of the project, with MEIR mitigation, no significant impacts to utilities and service systems will result from the project.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --				

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

The proposed project is considered to be proposed at a size and scope which is neither a direct or indirect detriment to the quality of the environment through reductions in habitat, populations, or examples of local history (through either individual or cumulative impacts).

The proposed project does not have the potential to degrade the quality of the environment or reduce the habitat of wildlife species and will not threaten plant communities or endanger any floral or faunal species. Furthermore the project has no

potential to eliminate important examples of major periods in history.

Therefore, as noted in preceding sections of this Initial Study, there is no evidence in the record to indicate that incremental environmental impacts facilitated by this project would be cumulatively significant. There is also no evidence in the record that the proposed project would have any adverse impacts directly, or indirectly, on human beings. Therefore, there are no mandatory findings of significance.

MEIR Mitigation Measure Monitoring Checklist

MEIR Mitigation Measure Monitoring Checklist for EA No. D-16-072/T-6156

September 19, 2016

INCORPORATING MEASURES FROM THE MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) CERTIFIED FOR THE CITY OF FRESNO GENERAL PLAN UPDATE (SCH No. 2012111015)

This mitigation measure monitoring and reporting checklist was prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15097 and Section 21081.6 of the Public Resources Code (PRC). It was certified as part of the Fresno City Council's approval of the MEIR for the Fresno General Plan update (Fresno City Council Resolution 2014-225, adopted December 18, 2014).

Letter designations to the right of each MEIR mitigation measure listed in this Exhibit note how the mitigation measure relates to the environmental assessment of the above-listed project, according to the key found at right and at the bottoms of the following pages:

The timing of implementing each mitigation measure is identified in the checklist, as well as identifies the entity responsible for verifying that the mitigation measures applied to a project are performed. Project applicants are responsible for providing evidence that mitigation measures are implemented. As lead agency, the City of Fresno is responsible for verifying that mitigation is performed/completed.

A - Incorporated into Project
B - Mitigated
C - Mitigation in Progress
D - Responsible Agency Contacted
E - Part of City-wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Aesthetics:

AES-1. Lighting systems for street and parking areas shall include shields to direct light to the roadway surfaces and parking areas. Vertical shields on the light fixtures shall also be used to direct light away from adjacent light sensitive land uses such as residences.	Prior to issuance of building permits	Public Works Department (PW) and Development & Resource Management Dept. (DARM)	X					
Verification comments:								

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Aesthetics (continued):								
AES-2: Lighting systems for public facilities such as active play areas shall provide adequate illumination for the activity; however, low intensity light fixtures and shields shall be used to minimize spillover light onto adjacent properties.	Prior to issuance of building permits	DARM						X
Verification comments:								
AES-3: Lighting systems for non-residential uses, not including public facilities, shall provide shields on the light fixtures and orient the lighting system away from adjacent properties. Low intensity light fixtures shall also be used if excessive spillover light onto adjacent properties will occur.	Prior to issuance of building permits	DARM						X
Verification comments:								
AES-4: Lighting systems for freestanding signs shall not exceed 100 foot Lamberts (FT-L) when adjacent to streets which have an average light intensity of less than 2.0 horizontal footcandles and shall not exceed 500 FT-L when adjacent to streets which have an average light intensity of 2.0 horizontal footcandles or greater.	Prior to issuance of building permits	DARM						X
Verification comments:								

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Aesthetics (continued):

AES-5: Materials used on building facades shall be non-reflective.	Prior to development project approval	DARM	X					
Verification comments:								

Air Quality:

<p>AIR-1: Projects that include five or more heavy-duty truck deliveries per day with sensitive receptors located within 300 feet of the truck loading area shall provide a screening analysis to determine if the project has the potential to exceed criteria pollutant concentration based standards and thresholds for NO₂ and PM_{2.5}. If projects exceed screening criteria, refined dispersion modeling and health risk assessment shall be accomplished and if needed, mitigation measures to reduce impacts shall be included in the project to reduce the impacts to the extent feasible. Mitigation measures include but are not limited to:</p> <ul style="list-style-type: none"> Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards. Post signs requiring drivers to limit idling to 5 minutes or less. 	Prior to development project approval	DARM						X
Verification comments:								

A - Incorporated into Project**B** - Mitigated**C** - Mitigation in Process**D** - Responsible Agency Contacted**E** - Part of City-Wide Program**F** - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>Air Quality (continued):</p> <p>AIR-2: Projects that result in an increased cancer risk of 10 in a million or exceed criteria pollutant ambient air quality standards shall implement site-specific measures that reduce toxic air contaminant (TAC) exposure to reduce excess cancer risk to less than 10 in a million. Possible control measures include but are not limited to:</p> <ul style="list-style-type: none"> Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards. Post signs requiring drivers to limit idling to 5 minutes or less Construct block walls to reduce the flow of emissions toward sensitive receptors Install a vegetative barrier downwind from the TAC source that can absorb a portion of the diesel PM emissions For projects proposing to locate a new building containing sensitive receptors near existing sources of TAC emissions, install HEPA filters in HVAC systems to reduce TAC emission levels exceeding risk thresholds. Install heating and cooling services at truck stops to eliminate the need for idling during overnight stops to run onboard systems. <p>(continued on next page)</p>	Prior to development project approval	DARM						X

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Air Quality (continued):

AIR-2 (continued from previous page) <ul style="list-style-type: none"> For large distribution centers where the owner controls the vehicle fleet, provide facilities to support alternative fueled trucks powered by fuels such as natural gas or bio-diesel Utilize electric powered material handling equipment where feasible for the weight and volume of material to be moved. Verification comments:	[see previous page]	[see previous page]	
AIR-3: Require developers proposing projects on ARB's list of projects in its Air Quality and Land Use Handbook (Handbook) warranting special consideration to prepare a cumulative health risk assessment when sensitive receptors are located within the distance screening criteria of the facility as listed in the ARB Handbook. Verification comments:	Prior to development project approval	DARM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> X

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Air Quality (continued): AIR-4: Require developers of projects containing sensitive receptors to provide a cumulative health risk assessment at project locations exceeding ARB Land Use Handbook distance screening criteria or newer criteria that may be developed by the San Joaquin Valley Air Pollution Control District (SJVAPCD).	Prior to development project approval	DARM						X
Verification comments: AIR-5: Require developers of projects with the potential to generate significant odor impacts as determined through review of SJVAPCD odor complaint history for similar facilities and consultation with the SJVAPCD to prepare an odor impact assessment and to implement odor control measures recommended by the SJVAPCD or the City to the extent needed to reduce the impact to less than significant.	Prior to development project approval	DARM						X

A - Incorporated into Project
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E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Biological Resources:								
<p>BIO-1: Construction of a proposed project should avoid, where possible, vegetation communities that provide suitable habitat for a special-status species known to occur within the Planning Area. If construction within potentially suitable habitat must occur, the presence/absence of any special-status plant or wildlife species must be determined prior to construction, to determine if the habitat supports any special-status species. If special-status species are determined to occupy any portion of a project site, avoidance and minimization measures shall be incorporated into the construction phase of a project to avoid direct or incidental take of a listed species to the greatest extent feasible.</p>	<p>Prior to development project approval</p>	<p>DARM</p>	X					
<p>BIO-2: Direct or incidental take of any state or federally listed species should be avoided to the greatest extent feasible. If construction of a proposed project will result in the direct or incidental take of a listed species, consultation with the resources agencies and/or additional permitting may be required. Agency consultation through the California Department of Fish and Wildlife (CDFW) 2081 and U.S. Fish and Wildlife Service (USFWS) Section 7 or Section 10 permitting processes must take place prior to any action that</p> <p style="text-align: center;"><i>(continued on next page)</i></p>	<p>Prior to development project approval</p>	<p>DARM</p>	X					

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Biological Resources (continued):

<p>BIO-2 (continued from previous page) may result in the direct or incidental take of a listed species. Specific mitigation measures for direct or incidental impacts to a listed species will be determined on a case-by-case basis through agency consultation.</p> <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>	
<p>BIO-3: Development within the Planning Area should avoid, where possible, special-status natural communities and vegetation communities that provide suitable habitat for special-status species. If a proposed project will result in the loss of a special-status natural community or suitable habitat for special-status species, compensatory habitat-based mitigation is required under CEQA and the California Endangered Species Act (CESA). Mitigation will consist of preserving on-site habitat, restoring similar habitat or purchasing off-site credits from an approved mitigation bank. Compensatory mitigation will be determined through consultation with the City and/or resource agencies. An appropriate mitigation strategy and ratio will be agreed upon by the developer and lead agency to reduce project impacts to special-status natural communities to a less than significant</p> <p style="text-align: center;">(continued on next page)</p>	<p>Prior to development project approval</p>	<p>DARM</p>	<p>X</p>

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Biological Resources (continued):

<p>BIO-3 (continued from previous page):</p> <p>level. Agreed-upon mitigation ratios will depend on the quality of the habitat and presence/absence of a special-status species. The specific mitigation for project level impacts will be determined on a case-by-case basis.</p> <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>	
<p>BIO-4: Proposed projects within the Planning Area should avoid, if possible, construction within the general nesting season of February through August for avian species protected under Fish and Game Code 3500 and the Migratory Bird Treaty Act (MBTA), if it is determined that suitable nesting habitat occurs on a project site. If construction cannot avoid the nesting season, a pre-construction clearance survey must be conducted to determine if any nesting birds or nesting activity is observed on or within 500-feet of a project site. If an active nest is observed during the survey, a biological monitor must be on site to ensure that no proposed project activities would impact the active nest. A suitable buffer will be established around the active nest until the nestlings have fledged and the nest is no longer active. Project activities</p> <p style="text-align: center;">(continued on next page)</p>	<p>Prior to development project approval and during construction activities</p>	<p>DARM</p>	<p>X</p>

A - Incorporated into Project
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D - Responsible Agency Contacted

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Biological Resources (continued):

<p>BIO-4 (continued from previous page): may continue in the vicinity of the nest only at the discretion of the biological monitor.</p> <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>	
<p>BIO-5: If a proposed project will result in the removal or impact to any riparian habitat and/or a special-status natural community with potential to occur in the Planning Area, compensatory habitat-based mitigation shall be required to reduce project impacts. Compensatory mitigation must involve the preservation or restoration or the purchase of off-site mitigation credits for impacts to riparian habitat and/or a special-status natural community. Mitigation must be conducted in-kind or within an approved mitigation bank in the region. The specific mitigation ratio for habitat-based mitigation will be determined through consultation with the appropriate agency (i.e., CDFW or USFWS) on a case-by-case basis.</p> <p>Verification comments:</p>	<p>Prior to development project approval</p>	<p>DARM</p>	<p>X</p>

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Biological Resources (continued):

<p>BIO-6: Project impacts that occur to riparian habitat may also result in significant impacts to streambeds or waterways protected under Section 1600 of Fish and Wildlife Code and Section 404 of the CWA. CDFW and/or USACE consultation, determination of mitigation strategy, and regulatory permitting to reduce impacts, as required for projects that remove riparian habitat and/or alter a streambed or waterway, shall be implemented.</p> <p>Verification comments:</p>	Prior to development project approval	DARM	X	
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<p>BIO-7: Project-related impacts to riparian habitat or a special-status natural community may result in direct or incidental impacts to special-status species associated with riparian or wetland habitats. Project impacts to special-status species associated with riparian habitat shall be mitigated through agency consultation, development of a mitigation strategy, and/or issuing incidental take permits for the specific special-status species, as determined by the CDFW and/or USFWS.</p> <p>Verification comments:</p>	Prior to development project approval	DARM	X	
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A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Biological Resources (continued):								
<p>BIO-8: If a proposed project will result in the significant alteration or fill of a federally protected wetland, a formal wetland delineation conducted according to U.S. Army Corps of Engineers (USACE) accepted methodology is required for each project to determine the extent of wetlands on a project site. The delineation shall be used to determine if federal permitting and mitigation strategy are required to reduce project impacts. Acquisition of permits from USACE for the fill of wetlands and USACE approval of a wetland mitigation plan would ensure a “no net loss” of wetland habitat within the Planning Area. Appropriate wetland mitigation/creation shall be implemented in a ratio according to the size of the impacted wetland.</p>	<p>Prior to development project approval</p>	<p>DARM</p>						X
<p>Verification comments:</p>								
<p>BIO-9: In addition to regulatory agency permitting, Best Management Practices (BMPs) identified from a list provided by the USACE shall be incorporated into the design and construction phase of the project to ensure that no pollutants or siltation drain into a federally protected wetland. Project design features such as fencing, appropriate drainage and</p> <p style="text-align: center;"><i>(continued on next page)</i></p>	<p>Prior to development project approval; but for long-term operational BMPs, prior to issuance of occupancy</p>	<p>DARM</p>	X					

A - Incorporated into Project
 B - Mitigated

C - Mitigation in Process
 D - Responsible Agency Contacted

E - Part of City-Wide Program
 F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Biological Resources (continued):

BIO-9 (continued from previous page): incorporating detention basins shall assist in ensuring project-related impacts to wetland habitat are minimized to the greatest extent feasible. Verification comments:	[see previous page]	[see previous page]						
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Cultural Resources:

CUL-1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and <i>(continued on next page)</i>	Prior to commencement of, and during, construction activities	DARM	X					
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A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Cultural Resources (continued):

<p>CUL-1 (continued from previous page)</p> <p>recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.</p> <p>No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these. Any historical artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p> <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
<p>CUL-2: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for prehistoric archaeological resources shall be conducted. The following procedures shall be followed.</p> <p>If prehistoric resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that buried prehistoric</p> <p>(continued on next page)</p>	<p>Prior to commencement of, and during, construction activities</p>	<p>DARM</p>	X					

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Cultural Resources (continued):**CUL-2 (continued from previous page)**

archaeological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with CEQA Guidelines Section 15064.5.

If the resources are determined to be unique prehistoric archaeological resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any prehistoric archaeological artifacts recovered as a result of mitigation shall be provided

(continued on next page)

[see previous
page]

[see previous
page]

A - Incorporated into Project
B - Mitigated

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D - Responsible Agency Contacted

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Cultural Resources (continued):

<p>CUL-2 (further continued from previous two pages)</p> <p>to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p> <p>If prehistoric resources are found during the field survey or literature review, the resources shall be inventoried using appropriate State record forms and submit the forms to the Southern San Joaquin Valley Information Center. The resources shall be evaluated for significance. If the resources are found to be significant, measures shall be identified by the qualified archaeologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.</p> <p>In addition, appropriate mitigation for excavation and construction activities in the vicinity of the resources found during the field survey or literature review shall include an archaeological monitor. The monitoring period shall be determined by the qualified archaeologist. If additional prehistoric archaeological resources are found during</p> <p style="text-align: center;">(continued on next page)</p>	<p>[see Page 14]</p>	<p>[see Page 14]</p>	
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Cultural Resources (continued):

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>CUL-2 (further continued from previous three pages)</p> <p>excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed.</p> <p>Verification comments:</p>	[see Page 14]	[see Page 14]						
<p>CUL-3: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for unique paleontological/geological resources shall be conducted. The following procedures shall be followed:</p> <p>If unique paleontological/geological resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that unique paleontological/geological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified paleontologist shall be consulted to determine whether the resource requires further study. The qualified paleontologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered</p> <p>(continued on next page)</p>	Prior to commencement of, and during, construction activities	DARM	X					

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>CUL-3 (continued from previous page)</p> <p>resources, including but not limited to, excavation of the finds and evaluation of the finds. If the resources are determined to be significant, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any paleontological/geological resources recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p> <p>If unique paleontological/geological resources are found during the field survey or literature review, the resources shall be inventoried and evaluated for significance. If the resources are found to be significant, mitigation measures shall be identified by the qualified paleontologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. In addition, appropriate mitigation for excavation and construction activities in the vicinity of the</p> <p style="text-align: center;"><i>(continued on next page)</i></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						

A - Incorporated into Project

B - Mitigated

C - Mitigation in Process

D - Responsible Agency Contacted

E - Part of City-Wide Program

F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Cultural Resources (continued):

CUL-3 (further continued from previous two pages) resources found during the field survey or literature review shall include a paleontological monitor. The monitoring period shall be determined by the qualified paleontologist. If additional paleontological/geological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed. Verification comments:	[see Page 17]	[see Page 17]						
CUL-4: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most <i>(continued on next page)</i>	Prior to commencement of, and during, construction activities	DARM	X					

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Cultural Resources (continued):								
<p>CUL-4 (continued from previous page)</p> <p>likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains.</p> <p>Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.</p> <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>						

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hazards and Hazardous Materials								
HAZ-1: Re-designate the existing vacant land proposed for low density residential located northwest of the intersection of East Garland Avenue and North Dearing Avenue and located within Fresno Yosemite International Airport Zone 1-RPZ, to Open Space.	Prior to development approvals	DARM						X
Verification comments:								X
HAZ-2: Limit the proposed low density residential (1 to 3 dwelling units per acre) located northwest of the airport, and located within Fresno Yosemite International Airport Zone 3-Inner Turning Area, to 2 dwelling units per acre or less.	Prior to development approvals	DARM						X
Verification comments:								X
HAZ-3: Re-designate the current area within Fresno Yosemite International Airport Zone 5-Sideline located northeast of the airport to Public Facilities-Airport or Open Space.	Prior to development approvals	DARM						X
Verification comments:								

A - Incorporated into Project

B - Mitigated

C - Mitigation in Process

D - Responsible Agency Contacted

E - Part of City-Wide Program

F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hazards and Hazardous Materials (continued): HAZ-4: Re-designate the current vacant lots at the northeast corner of Kearney Boulevard and South Thorne Avenue to Public Facilities-Airport or Open Space. Verification comments:	Prior to development approvals	DARM						X
HAZ-5: Prohibit residential uses within Safety Zone 1 northwest of the Hawes Avenue and South Thorne Avenue intersection. Verification comments:	Prior to development approvals	DARM						X
HAZ-6: Establish an alternative Emergency Operations Center in the event the current Emergency Operations Center is under redevelopment or blocked. Verification comments:	Prior to redevelopment of the current Emergency Operations Center	Fresno Fire Department and Mayor/ City Manager's Office						X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality								
HYD-1: The City shall develop and implement water conservation measures to reduce the per capita water use to 215 gallons per capita per day.	Prior to water demand exceeding water supply	Department of Public Utilities (DPU)	X					
Verification comments:								
HYD-2: The City shall continue to be an active participant in the Kings Water Authority and the implementation of the Kings Basin IRWMP.	Ongoing	DPU					X	
Verification comments:								
HYD-5.1: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan collection systems to less than significant.	Prior to exceedance of capacity of existing stormwater drainage facilities	Fresno Metropolitan Flood Control District (FMFCD), DARM, and PW					X	
<ul style="list-style-type: none"> Implement the existing Storm Drainage Master Plan (SDMP) for collection systems in drainage areas where the amount of imperviousness is unaffected by the change in land uses. 								
<i>(continued on next page)</i>								

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Hydrology and Water Quality (continued):

<p>HYD-5.1 (continued from previous page)</p> <ul style="list-style-type: none"> Update the SDMP in those drainage areas where the amount of imperviousness increased due to the change in land uses to determine the changes in the collection systems that would need to occur to provide adequate capacity for the stormwater runoff from the increased imperviousness. Implement the updated SDMP to provide stormwater collection systems that have sufficient capacity to convey the peak runoff rates from the areas of increased imperviousness. <p>Require developments that increase site imperviousness to install, operate, and maintain FMFCD approved on-site detention systems to reduce the peak runoff rates resulting from the increased imperviousness to the peak runoff rates that will not exceed the capacity of the existing stormwater collection systems.</p> <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>	
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A - Incorporated into Project

B - Mitigated

C - Mitigation in Process

D - Responsible Agency Contacted

E - Part of City-Wide Program

F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality (continued):								
<p>HYD-5.2: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan retention basins to less than significant:</p> <p>Consult the SDMP to analyze the impacts to existing and planned retention basins to determine remedial measures required to reduce the impact on retention basin capacity to less than significant. Remedial measures would include:</p> <ul style="list-style-type: none"> • Increase the size of the retention basin through the purchase of more land or deepening the basin or a combination for planned retention basins. • Increase the size of the emergency relief pump capacity required to pump excess runoff volume out of the basin and into adjacent canal that convey the stormwater to a disposal facility for existing retention basins. • Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce runoff volume to the runoff volume that will not exceed the capacity of the existing retention basins. <p>Verification comments:</p>	<p>Prior to exceedance of capacity of existing retention basin facilities</p>	<p>FMFCD, DARM, and PW</p>					X	

A - Incorporated into Project

B - Mitigated

C - Mitigation in Process

D - Responsible Agency Contacted

E - Part of City-Wide Program

F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality (continued):								
<p>HYD-5.3: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan urban detention (stormwater quality) basins to less than significant.</p> <p>Consult the SDMP to determine the impacts to the urban detention basin weir overflow rates and determine remedial measures required to reduce the impact on the detention basin capacity to less than significant. Remedial measures would include:</p> <ul style="list-style-type: none"> • Modify overflow weir to maintain the suspended solids removal rates adopted by the FMFCD Board of Directors. • Increase the size of the urban detention basin to increase residence time by purchasing more land. The existing detention basins are already at the adopted design depth. • Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce peak runoff rates and runoff volume to the runoff rates and volumes that will not exceed the weir overflow rates of the existing urban detention basins. <p>Verification comments:</p>	Prior to exceedance of capacity of existing urban detention basin (stormwater quality) facilities	FMFCD, DARM, and PW					X	

A - Incorporated into Project

B - Mitigated

C - Mitigation in Process

D - Responsible Agency Contacted

E - Part of City-Wide Program

F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Hydrology and Water Quality (continued):

<p>HYD-5.4: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan pump disposal systems to less than significant.</p> <ul style="list-style-type: none"> • Consult the SDMP to determine the extent and degree to which the capacity of the existing pump system will be exceeded. • Require new developments to install, operate, and maintain FMFCD design standard on-site detention facilities to reduce peak stormwater runoff rates to existing planned peak runoff rates. • Provide additional pump system capacity to maximum allowed by existing permitting to increase the capacity to match or exceed the peak runoff rates determined by the SDMP. <p>Verification comments:</p>	Prior to exceedance of capacity of existing pump disposal systems	FMFCD, DARM, and PW						X
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A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Hydrology and Water Quality (continued):

- HYD-5.5:** The City shall work with FMFCD to develop and adopt an update to the SDMP for the Southeast Development Area that would be adequately designed to collect, convey and dispose of runoff at the rates and volumes which would be generated by the planned land uses in that area.

Verification comments:

Prior to development approvals in the Southeast Development Area

FMFCD, DARM, and PW

X

Public Services:

PS-1: As future fire facilities are planned, the fire department shall evaluate if specific environmental effects would occur. Typical impacts from fire facilities include noise, traffic, and lighting. Typical mitigation to reduce these impacts includes:

- Noise:* Barriers and setbacks on the fire department sites.
- Traffic:* Traffic devices for circulation and a “keep clear zone” during emergency responses.
- Lighting:* Provision of hoods and deflectors on lighting fixtures on the fire department sites.

Verification comments:

During the planning process for future fire department facilities

DARM

X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Public Services (continued):

<p>PS-2: As future police facilities are planned, the police department shall evaluate if specific environmental effects would occur. Typical impacts from police facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from police department facilities includes:</p> <ul style="list-style-type: none"> • <i>Noise:</i> Barriers and setbacks on the police department sites. • <i>Traffic:</i> Traffic devices for circulation. • <i>Lighting:</i> Provision of hoods and deflectors on lighting fixtures on the fire department sites. <p>Verification comments:</p>	During the planning process for future Police Department facilities	DARM					X
<p>PS-3: As future public and private school facilities are planned, school districts shall evaluate if specific environmental effects would occur with regard to public schools, and DARM shall evaluate other school facilities. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from school facilities includes:</p> <p style="text-align: center;"><i>(continued on next page)</i></p>	During the planning process for future school facilities	DARM, local school districts, and the Division of the State Architect					X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Public Services (continued):

PS-3 (continued from previous page) <ul style="list-style-type: none"> • <i>Noise</i>: Barriers and setbacks placed on school sites. • <i>Traffic</i>: Traffic devices for circulation. • <i>Lighting</i>: Provision of hoods and deflectors on lighting fixtures for stadium lights. Verification comments:	[see previous page]	[see previous page]	
PS-4: As future parks and recreational facilities are planned, the City shall evaluate if specific environmental effects would occur. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from park and recreational facilities includes: <ul style="list-style-type: none"> • <i>Noise</i>: Barriers and setbacks placed on school sites. • <i>Traffic</i>: Traffic devices for circulation. • <i>Lighting</i>: Provision of hoods and deflectors on lighting fixtures for outdoor play area/field lights. Verification comments:	During the planning process for future park and recreation facilities	DARM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Public Services (continued):

<p>PS-5: As future detention, court, library, and hospital facilities are planned, the appropriate agencies shall evaluate if specific environmental effects would occur. Typical impacts from court, library, and hospital facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts includes:</p> <ul style="list-style-type: none"> • <i>Noise:</i> Barriers and setbacks placed on school sites. • <i>Traffic:</i> Traffic devices for circulation. • <i>Lighting:</i> Provision of hoods and deflectors on outdoor lighting fixtures <p>Verification comments:</p>	<p>During the planning process for future detention, court, library, and hospital facilities</p>	<p>DARM, to the extent that agencies constructing these facilities are subject to City of Fresno regulation</p>						X
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Utilities and Service Systems

<p>USS-1: The City shall develop and implement a wastewater master plan update.</p> <p>Verification comments:</p>	<p>Prior to wastewater conveyance and treatment demand exceeding capacity</p>	<p>DPU</p>						X
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A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems (continued):								
<p>USS-2: Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. By approximately the year 2025, the City shall construct the following improvements:</p> <ul style="list-style-type: none"> Construct an approximately 70 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased. Construct an approximately 0.49 MGD expansion of the North Facility and obtain revised waste discharge permits as the generation of wastewater is increased. <p>Verification comments:</p>	Prior to exceeding existing wastewater treatment capacity	DPU						X
<p>USS-3: Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. After</p> <p style="text-align: center;"><i>(continued on next page)</i></p>	Prior to exceeding existing wastewater treatment capacity	DPU						X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems (continued):

<p>USS-3 (continued from previous page)</p> <p>approximately the year 2025, the City shall construct the following improvements:</p> <ul style="list-style-type: none"> • Construct an approximately 24 MGD wastewater treatment facility within the Southeast Development Area and obtain revised waste discharge requirements as the generation of wastewater is increased. • Construct an approximately 9.6 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased. <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
<p>USS-4: A Traffic Control/Traffic Management Plan to address traffic impacts during construction of water and sewer facilities shall be prepared and implemented, subject to approval by the City (and Fresno County, when work is being done in unincorporated area roadways). The plan shall identify access and parking restrictions, pavement markings and signage, and hours of construction and for deliveries. It shall include haul routes, the notification plan, and coordination with emergency service providers and schools.</p> <p>Verification comments:</p>	<p>Prior to construction of water and sewer facilities</p>	<p>PW for work in the City; PW and Fresno County Public Works and Planning when unincorporated area roadways are involved</p>	<table border="1" data-bbox="1586 931 1959 1008"> <tr> <td></td> <td></td> <td></td> <td></td> <td>X</td> </tr> </table>					X
				X				

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems (continued):								
<p>USS-5: Prior to exceeding capacity within the existing wastewater collection system facilities, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of a facility until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided.</p> <ul style="list-style-type: none"> Orange Avenue Trunk Sewer: This facility shall be improved between Dakota and Jensen Avenues. Approximately 37,240 feet of new sewer main shall be installed and approximately 5,760 feet of existing sewer main shall be rehabilitated. The size of the new sewer main shall range from 27 inches to 42 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are RS03A, RL02, C01-REP, C02-REP, C03-REP, C04-REP, C05-REP, C06-REL and C07-REP. Marks Avenue Trunk Sewer: This facility shall be improved between Clinton Avenue and Kearney Boulevard. Approximately 12,150 feet of new sewer main shall be installed. The size of the new sewer main shall range from 33 inches to 60 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CM1-REP and CM2-REP. <p>(continued on next page)</p>	Prior to exceeding capacity within the existing wastewater collection system facilities	DPU						X

A - Incorporated into Project

B - Mitigated

C - Mitigation in Process

D - Responsible Agency Contacted

E - Part of City-Wide Program

F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems (continued):

<p>USS-5 (continued from previous page)</p> <ul style="list-style-type: none"> North Avenue Trunk Sewer: This facility shall be improved between Polk and Fruit Avenues and also between Orange and Maple Avenues. Approximately 25,700 feet of new sewer main shall be installed. The size of the new sewer main shall range from 48 inches to 66 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CN1-REL1 and CN3-REL1. Ashlan Avenue Trunk Sewer: This facility shall be improved between Hughes and West Avenues and also between Fruit and Blackstone Avenues. Approximately 9,260 feet of new sewer main shall be installed. The size of the new sewer main shall range from 24 inches to 36 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CA1-REL and CA2-REP. <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>	
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A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems (continued):

<p>USS-6: Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of one of the 28 pipeline segments until additional capacity is provided.</p> <p>Verification comments:</p>	Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1 of the MEIR	DPU	
<p>USS-7: Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demand additional water until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided.</p> <ul style="list-style-type: none"> Construct an approximately 80 million gallon per day (MGD) surface water treatment facility near the intersection of Armstrong and Olive Avenues, in accordance with Chapter 9 and Figure 9-1 of the City of Fresno Metropolitan Water Resources Management Plan Update (2014 Metro Plan Update) Phase 2 Report, dated January 2012. <p><i>(continued on next page)</i></p>	Prior to exceeding existing water supply capacity	DPU	

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems (continued):

<p>USS-7 (continued from previous page)</p> <ul style="list-style-type: none"> Construct an approximately 30 MGD expansion of the existing northeast surface water treatment facility for a total capacity of 60 MGD, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct an approximately 20 MGD surface water treatment facility in the southwest portion of the City, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>	
<p>USS-8: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided by approximately 2025.</p> <ul style="list-style-type: none"> Construct 65 new groundwater wells, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. <p>(continued on next page)</p>	<p>Prior to exceeding capacity within the existing water conveyance facilities</p>	<p>DPU</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems (continued):

<p>USS-8 (continued from previous page)</p> <ul style="list-style-type: none"> Construct a 2.0 million gallon potable water reservoir (Reservoir T2) near the intersection of Clovis and California Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 3.0 million gallon potable water reservoir (Reservoir T3) near the intersection of Temperance and Dakota Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 3.0 million gallon potable water reservoir (Reservoir T4) in the Downtown Planning Area, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 4.0 million gallon potable water reservoir (Reservoir T5) near the intersection of Ashlan and Chestnut Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 4.0 million gallon potable water reservoir (Reservoir T6) near the intersection of Ashlan Avenue and Highway 99, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. <p>(continued on next page)</p>	<p>[see previous page]</p>	<p>[see previous page]</p>	
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A - Incorporated into Project**B** - Mitigated**C** - Mitigation in Process**D** - Responsible Agency Contacted**E** - Part of City-Wide Program**F** - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems (continued):

USS-8 (continued from previous two pages)	[see Page 37]	[see Page 37]						
<ul style="list-style-type: none"> Construct 50.3 miles of regional water transmission mains ranging in size from 24-inch to 48-inch diameter, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct 95.9 miles of 16-inch diameter transmission grid mains, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. 								
Verification comments:								
USS-9: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided after approximately the year 2025 and additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update.	Prior to exceeding capacity within the existing water conveyance facilities	DPU					X	
(continued on next page)								

A - Incorporated into Project
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D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems (continued):

<p>USS-9 (continued from previous page)</p> <ul style="list-style-type: none"> Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 1) within the northern part of the Southeast Development Area. Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 2) within the southern part of the Southeast Development Area. <p>Additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update.</p> <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>	
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Utilities and Service Systems - Hydrology and Water Quality

<p>USS-10: In order to maintain Fresno Irrigation District canal operability, FMFCD shall maintain operational intermittent flows during the dry season, within defined channel capacity and downstream capture capabilities, for recharge.</p> <p>Verification comments:</p>	<p>During the dry season</p>	<p>Fresno Irrigation District (FID)</p>	
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A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - Biological Resources:								
<p>USS-11: When FMFCD proposes to provide drainage service outside of urbanized areas:</p> <p>(a) FMFCD shall conduct preliminary investigations on undeveloped lands outside of highly urbanized areas. These investigations shall examine wetland hydrology, vegetation and soil types. These preliminary investigations shall be the basis for making a determination on whether or not more in-depth wetland studies shall be necessary. If the proposed project site does not exhibit wetland hydrology, support a prevalence of wetland vegetation and wetland soil types then no further action is required.</p> <p>(b) Where proposed activities could have an impact on areas verified by the Corps as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall obtain the necessary Clean Water Act, Section 404 permits for activities where fill material shall be placed in a wetland, obstruct the flow or circulation of waters of the United States, impair or reduce the reach of such waters. As part of FMFCD's Memorandum of Understanding with CDFG, Section 404 and 401 permits would be obtained from the U.S. Army Corps of Engineers and from the</p> <p style="text-align: center;"><i>(continued on next page)</i></p>	Prior to development approvals outside of highly urbanized areas	California Regional Water Quality Control Board (RWQCB), and USACE					X	

A - Incorporated into Project

B - Mitigated

C - Mitigation in Process

D - Responsible Agency Contacted

E - Part of City-Wide Program

F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - *Biological Resources* (continued):

<p>USS-11 (continued from previous page)</p> <p>Regional Water Quality Control Board for any activity involving filling of jurisdictional waters). At a minimum, to meet “no net loss policy,” the permits shall require replacement of wetland habitat at a 1:1 ratio.</p> <p>(c) Where proposed activities could have an impact on areas verified by the Corps as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall submit and implement a wetland mitigation plan based on the wetland acreage verified by the U.S. Army Corps of Engineers. The wetland mitigation plan shall be prepared by a qualified biologist or wetland scientist experienced in wetland creation, and shall include the following or equally effective elements:</p> <ul style="list-style-type: none"> i. Specific location, size, and existing hydrology and soils within the wetland creation area. ii. Wetland mitigation techniques, seed source, planting specifications, and required buffer setbacks. In addition, the mitigation plan shall ensure adequate water supply is provided to the created wetlands in order to maintain the proper <p><i>(continued on next page)</i></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
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A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - *Biological Resources* (continued):

<p>USS-11 (continued from previous two pages)</p> <p>hydrologic regimes required by the different types of wetlands created. Provisions to ensure the wetland water supply is maintained in perpetuity shall be included in the plan.</p> <p>iii. A monitoring program for restored, enhanced, created, and preserved wetlands on the project site. A monitoring program is required to meet three objectives; 1) establish a wetland creation success criteria to be met; 2) to specify monitoring methodology; 3) to identify as far as is possible, specific remedial actions that will be required in order to achieve the success criteria; and 4) to document the degree of success achieved in establishing wetland vegetation.</p> <p>(d) A monitoring plan shall be developed and implemented by a qualified biologist to monitor results of any on-site wetland restoration and creation for five years. The monitoring plan shall include specific success criteria, frequency and timing of monitoring, and assessment of whether or not maintenance activities are being carried out and how these shall be adjusted if necessary.</p>	<p>[see Page 41]</p>	<p>[see Page 41]</p>	
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A - Incorporated into Project

B - Mitigated

C - Mitigation in Process

D - Responsible Agency Contacted

E - Part of City-Wide Program

F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - *Biological Resources* (continued):

<p>USS-11 (continued from previous three pages)</p> <p>If monitoring reveals that success criteria are not being met, remedial habitat creation or restoration should be designed and implemented by a qualified biologist and subject to five years of monitoring as described above.</p> <p>Or</p> <p>(e) In lieu of developing a mitigation plan that outlines the avoidance, purchase, or creation of wetlands, FMFCD could purchase mitigation credits through a Corps approved Mitigation Bank.</p> <p>Verification comments:</p>	<p>[see Page 41]</p>	<p>[see Page 41]</p>						
<p>USS-12: When FMFCD proposes to provide drainage service outside in areas that support seasonal wetlands or vernal pools:</p> <p>(a) During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools, FMFCD shall conduct a preliminary rare plant assessment. The assessment will determine the likelihood on whether or not the project site could support rare plants. If it is determined that the project site would not support rare plants, then no further</p>	<p>During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools</p>	<p>California Department of Fish & Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS)</p>						X

A - Incorporated into Project

B - Mitigated

C - Mitigation in Process

D - Responsible Agency Contacted

E - Part of City-Wide Program

F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - *Biological Resources* (continued):

<p>USS-12 (continued from previous page)</p> <p>action is required. However, if the project site has the potential to support rare plants; then a rare plant survey shall be conducted. Rare plant surveys shall be conducted by qualified biologists in accordance with the most current CDFG/USFWS guidelines or protocols and shall be conducted at the time of year when the plants in question are identifiable.</p>	<p>[see previous page]</p>	<p>[see previous page]</p>	
<p>(b) Based on the results of the survey, prior to design approval, FMFCD shall coordinate with CDFG and/or implement a Section 7 consultation with USFWS, shall determine whether the project facility would result in a significant impact to any special status plant species. Evaluation of project impacts shall consider the following:</p> <ul style="list-style-type: none"> • The status of the species in question (e.g., officially listed by the State or Federal Endangered Species Acts). • The relative density and distribution of the on-site occurrence versus typical occurrences of the species in question. <p style="text-align: center;">(continued on next page)</p>			

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - *Biological Resources* (continued):

USS-12 <i>(continued from previous two pages)</i> <ul style="list-style-type: none"> The habitat quality of the on-site occurrence relative to historic, current or potential distribution of the population. <p>(c) Prior to design approval, and in consultation with the CDFG and/or the USFWS, FMFCD shall prepare and implement a mitigation plan, in accordance with any applicable State and/or federal statutes or laws, that reduces impacts to a less than significant level.</p> <p>Verification comments:</p>	[see Page 44]	[see Page 44]						
USS-13: When FMFCD proposes to provide drainage service outside in areas that support seasonal wetlands or vernal pools: <p>(a) During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools, FMFCD shall conduct a preliminary survey to determine the presence of listed vernal pool crustaceans.</p> <p><i>(continued on next page)</i></p>	During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools	CDFW and USFWS						

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems - *Biological Resources* (continued):

<p>USS-13 (continued from previous page)</p> <p>(b) If potential habitat (vernal pools, seasonally inundated areas) or fairy shrimp exist within areas proposed to be disturbed, FMFCD shall complete the first and second phase of fairy shrimp presence or absence surveys. If an absence finding is determined and accepted by the USFWS, then no further mitigation shall be required for fairy shrimp.</p> <p>(c) If fairy shrimp are found to be present within vernal pools or other areas of inundation to be impacted by the implementation of storm drainage facilities, FMFCD shall mitigate impacts on fairy shrimp habitat in accordance with the USFWS requirements of the Programmatic Biological Opinion. This shall include on-site or off-site creation and/or preservation of fairy shrimp habitat at ratios ranging from 3:1 to 5:1 depending on the habitat impacted and the choice of on-site or off-site mitigation. Or mitigation shall be the purchase of mitigation credit through an accredited mitigation bank.</p> <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>	
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - <i>Biological Resources</i> (continued):								
<p>USS-14: When FMFCD proposes to construct drainage facilities in an area where elderberry bushes may occur:</p> <ul style="list-style-type: none"> (a) During facility design and prior to initiation of construction activities, FMFCD shall conduct a project-specific survey for all potential Valley Elderberry Longhorn Beetle (VELB) habitats (elderberry shrubs), including a stem count and an assessment of historic or current VELB habitat. (b) FMFCD shall avoid and protect all potential identified VELB habitat where feasible. (c) Where avoidance is infeasible, develop and implement a VELB mitigation plan in accordance with the most current USFWS mitigation guidelines for unavoidable take of VELB habitat pursuant to either Section 7 or Section 10(a) of the Federal Endangered Species Act. The mitigation plan shall include, but might not be limited to, relocation of elderberry shrubs, planting of elderberry shrubs, and monitoring of relocated and planted elderberry shrubs. <p>Verification comments:</p>	<p>During facility design and prior to initiation of construction activities</p>	<p>CDFW and USFWS</p>				X		

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - <i>Biological Resources</i> (continued):								
USS-15: Prior to ground disturbing activities during nesting season (March through July) for a project that supports bird nesting habitat, FMFCD shall conduct a survey of trees. If nests are found during the survey, a qualified biologist shall assess the nesting activity on the project site. If active nests are located, no construction activities shall be allowed within 250 feet of the nest until the young have fledged. If construction activities are planned during the non-breeding period (August through February), a nest survey is not necessary.	Prior to ground disturbing activities during nesting season (March through July) for a project that supports bird nesting habitat	CDFW and USFWS				X		
Verification comments:						X		
USS-16: When FMFCD proposes to construct drainage facilities in an area that supports bird nesting habitat: (a) FMFCD shall conduct a pre-construction breeding-season survey (approximately February 1 through August 31) of proposed project sites in suitable habitat (levee and canal berms, open grasslands with suitable burrows) during the same calendar year that construction is planned to begin. If phased construction procedures are planned for the proposed project, the results of the above survey shall be valid only for the season when it is conducted.	Prior to ground disturbing activities during nesting season (March through July) for a project that supports bird nesting habitat	CDFW and USFWS				X		

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Utilities and Service Systems - *Biological Resources* (continued):

<p>USS-16 (continued from previous page)</p> <p>(b) During the construction stage, FMFCD shall avoid all burrowing owl nest sites potentially disturbed by project construction during the breeding season while the nest is occupied with adults and/or young. The occupied nest site shall be monitored by a qualified biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a 160-foot diameter non-disturbance buffer zone around the nest site. Disturbance of any nest sites shall only occur outside of the breeding season and when the nests are unoccupied based on monitoring by a qualified biologist. The buffer zone shall be delineated by highly visible temporary construction fencing.</p> <p>Based on approval by CDFG, pre-construction and pre-breeding season exclusion measures may be implemented to preclude burrowing owl occupation of the project site prior to project-related disturbance. Burrowing owls can be passively excluded from potential nest sites in the construction area, either by closing the burrows or placing one-way doors in the burrows according to current CDFG protocol. Burrows shall be examined not more than 30 days before construction to ensure that no owls have recolonized the area of construction.</p> <p style="text-align: center;"><i>(continued on next page)</i></p>	<p>[see previous page]</p>	<p>[see previous page]</p>	
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Utilities and Service Systems - *Biological Resources* (continued):

<p>USS-16 (continued from previous two pages)</p> <p>For each burrow destroyed, a new burrow shall be created (by installing artificial burrows at a ratio of 2:1 on protected lands nearby).</p> <p>Verification comments:</p>	<p>[see Page 49]</p>	<p>[see Page 49]</p>	
<p>USS-17: When FMFCD proposes to construct drainage facilities in the San Joaquin River corridor:</p> <p>(a) FMFCD shall not conduct instream activities in the San Joaquin River between October 15 and April 15. If this is not feasible, FMFCD shall consult with the National Marine Fisheries Service and CDFW on the appropriate measures to be implemented in order to protect listed salmonids in the San Joaquin River.</p> <p>(b) Riparian vegetation shading the main-channel that is removed or damaged shall be replaced at a ratio and quantity sufficient to maintain the existing shading of the channel. The location of replacement trees on or within</p> <p style="text-align: center;"><i>(continued on next page)</i></p>	<p>During instream activities conducted between October 15 and April 15</p>	<p>National Marine Fisheries Service (NMFS), CDFW, and Central Valley Flood Protection Board (CVFPB)</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> X

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Utilities and Service Systems / Biological Resources (continued):

USS-17 (continued from previous page) FMFCD berms, detention ponds or river channels shall be approved by FMFCD and the Central Valley Flood Protection Board.	[see previous page]	[see previous page]						
Verification comments:								

Utilities and Service Systems – Recreation / Trails:

USS-18: When FMFCD updates its District Service Plan: Prior to final design approval of all elements of the District Services Plan, FMFCD shall consult with Fresno County, City of Fresno, and City of Clovis to determine if any element would temporarily disrupt or permanently displace adopted existing or planned trails and associated recreational facilities as a result of the proposed District Services Plan. If the proposed project would not temporarily disrupt or permanently displace adopted existing or planned trails, no further mitigation is necessary. If the proposed project would have an effect on the trails and associated facilities, FMFCD shall implement the following: (continued on next page)	Prior to final design approval of all elements of the District Services Plan	DARM, PW, City of Clovis, and County of Fresno					X	
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Utilities and Service Systems – *Recreation / Trails* (continued):

<p>USS-18 (continued from previous page)</p> <p>(a) If short-term disruption of adopted existing or planned trails and associated recreational facilities occur, FMFCD shall consult and coordinate with Fresno County, City of Fresno, and City of Clovis to temporarily re-route the trails and associated facilities.</p> <p>(b) If permanent displacement of the adopted existing or planned trails and associated recreational facilities occur, the appropriate design modifications to prevent permanent displacement shall be implemented in the final project design or FMFCD shall replace these facilities.</p> <p>Verification comments:</p>	<p>[see previous page]</p>	<p>[see previous page]</p>	
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Utilities and Service Systems – *Air Quality*:

<p>USS-19: When District drainage facilities are constructed, FMFCD shall:</p> <p>(a) Minimize idling time of construction equipment vehicles to no more than ten minutes, or require that engines be shut off when not in use.</p>	<p>(continued on next page)</p>	<p>During storm water drainage facility construction activities</p>	<p>Fresno Metropolitan Flood Control District and SJVAPCD</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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Utilities and Service Systems – Air Quality (continued):

USS-19 (continued from previous page) (b) Construction shall be curtailed as much as possible when the Air Quality Index (AQI) is above 150. AQI forecasts can be found on the SJVAPCD web site. (c) Off-road trucks should be equipped with on-road engines if possible. (d) Construction equipment should have engines that meet the current off-road engine emission standard (as certified by CARB), or be re-powered with an engine that meets this standard.	[see previous page]	[see previous page]						
Verification comments:								

Utilities and Service Systems – Adequacy of Storm Water Drainage Facilities:

USS-20: Prior to exceeding capacity within the existing storm water drainage facilities, the City shall coordinate with FMFCD to evaluate the storm water drainage system and shall not approve additional development that would convey additional storm water to a facility that would experience an exceedance of capacity until the necessary additional capacity is provided.	Prior to exceeding capacity within the existing storm water drainage facilities	FMFCD, PW, and DARM				X	
Verification comments:							

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Utilities and Service Systems – *Adequacy of Water Supply Capacity*:

<p>USS-21: Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demand additional water until additional capacity is provided. By approximately the year 2025, the City shall construct an approximately 25,000 AF/year tertiary recycled water expansion to the Fresno-Clovis Regional Wastewater Reclamation Facility in accordance with the 2013 Recycled Water Master Plan and the 2014 City of Fresno Metropolitan Water Resources Management Plan update.</p> <p>Implementation of Mitigation Measure USS-5 is also required prior to approximately the year 2025.</p> <p>Verification comments:</p>	Prior to exceeding existing water supply capacity	DPU and DARM						X
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Utilities and Service Systems – *Adequacy of Landfill Capacity*:

<p>USS-22: Prior to exceeding landfill capacity, the City shall evaluate additional landfill locations and shall not approve additional development that could contribute solid waste to a landfill that is at capacity until additional capacity is provided.</p> <p>Verification comments:</p>	Prior to exceeding landfill capacity	DPU and DARM						X
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