

<b>CITY OF FRESNO</b>  <b>MITIGATED NEGATIVE DECLARATION</b>		Notice of Intent was filed with:  <b>FRESNO COUNTY CLERK</b> 2220 Tulare Street, First Floor, Fresno, CA 93721  on  <b>February 19, 2019</b>
The full Initial Study and the Master Environmental Impact Report SCH No. 2012111015 are on file in the Development and Resource Management Department, Fresno City Hall, 3rd Floor 2600 Fresno Street Fresno, California 93721 (559) 621-8277	<b>ENVIRONMENTAL ASSESSMENT NUMBER:</b>  <b>EA No. P18-00579</b>	
<b>PROJECT SPONSOR:</b> Dennis M. Gaab, Vice President of Forward Planning, Central Valley Division BMCH California, LLC, a Delaware limited liability company 7815 North Palm Avenue, Suite 101 Fresno, CA 93711	<b>PROJECT LOCATION:</b> 7308 North Thiele Avenue, Fresno, California 93722, in the City and County of Fresno, California (±17.58 acres); located on the west side of North Thiele Avenue north of West Spruce Avenue.  Site Latitude: 36°50'36.04" N Site Longitude: -119°55'02.40" W Mount Diablo Base & Meridian, Township 12S, Range 19E  Section 32 – California Assessor's Parcel Number(s): 504-050-02 & 504-130-12	
<b>PROJECT DESCRIPTION:</b> Plan Amendment Application No. P18-00579 and Rezone Application No. P18-00579 were filed by Urpi Arriola of Precision Engineering and pertain to ±17.58 acres of property. The project proposes a Plan Amendment to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designations for the subject property from Open Space, Regional Park (±14.0 acres), Open Space, Multi-Use (±1.30 acres), and Public Facility, PG&E Substation (±2.28 acres), to Residential, Medium Density (±17.58 acres). The Rezone application proposes to amend the Official Zoning Map of the City of Fresno to change the subject property from the PR/BL/UGM ( <i>Parks and Recreation/Bluff Protection/Urban Growth Management</i> ) (±15.30 acres) and PI/BL/UGM (Public Institutional/Bluff Protection/Urban Growth Management) (±2.28 acres) to the RS-5/BL/UGM ( <i>Residential Single Family, Medium Density/Bluff Protection/Urban Growth Management</i> ) (±17.58 acres) zone district. Vesting Tentative Tract Map No. 6195/UGM proposes to subdivide approximately 17.58 acres of the subject property for the purpose of creating an 89-lot conventional single-family residential development at a density of approximately 5.05 dwelling units/acre.  The project will also require dedications and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.		

The City of Fresno has conducted an initial study and proposes to adopt a Mitigated Negative Declaration for the above-described project. The environmental analysis contained in the Initial Study and this Mitigated Negative Declaration is tiered from Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan. A copy of the MEIR may be reviewed in the City of Fresno Development and Resource Management Department as noted above. The proposed project has been determined to be a subsequent project that is not fully within the scope of the MEIR SCH No. 2012111015 prepared for the Fresno General Plan. Pursuant to Public Resources Code §21157.1 and California Environmental Quality Act (CEQA) Guidelines §15177, this project has been evaluated with respect to each item on the attached environmental checklist to determine whether this project may cause any additional significant effect on the environment which was not previously examined in the 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 was not known and could not have been known at the time that the MEIR was certified as complete, has become available.

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

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

Based upon the evaluation guided by the environmental checklist form, it was determined that there are foreseeable impacts from the Project that are additional to those identified in the MEIR, and/or impacts which require mitigation measures not included in the MEIR Mitigation Measure Checklist.

The completed environmental checklist form indicates whether an impact is potentially significant, less than significant with mitigation, or less than significant.

For some categories of potential impacts, the checklist may indicate that a specific adverse environmental effect has been identified which is of sufficient magnitude to be of concern. Such an effect may be inherent in the nature and magnitude of the project, or may be related to the design and characteristics of the individual project. Effects so rated are not sufficient in themselves to require the preparation of an Environmental Impact Report, and have been mitigated to the extent feasible. With the project specific 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. Both the MEIR mitigation checklist measures and the project-specific mitigation checklist measures will be imposed on this project.

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

The finding is, therefore, made that the proposed project will not have a significant adverse effect on the environment.

PREPARED BY:  
Jose Valenzuela, Planner III

SUBMITTED BY:



DATE: February 19, 2019

Will Tackett, Supervising Planner  
DEVELOPMENT & RESOURCE MANAGEMENT  
DEPARTMENT


Attachments:

- Exhibit A: Vicinity Map
- Exhibit B: Notice of Intent
- Exhibit C: Initial Study Impact Checklist and Initial Study (Appendix G)
- Exhibit D: MEIR No. SCH No. 2012111015 General Plan Mitigation Measure Monitoring Checklist dated February 19, 2019
- Exhibit E: Project Specific Mitigation Measure Monitoring Checklist dated February 19, 2019
- Exhibit F: Agency Comments

Exhibit "A"  
Vicinity Map

# Vicinity Map



 Subject Project

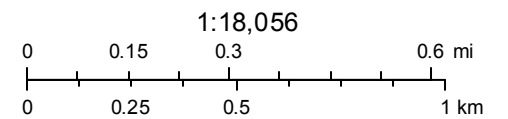
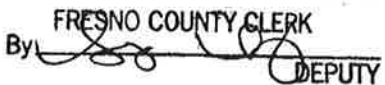


Exhibit "B"  
Notice of Intent

<p style="text-align: center;"><b>CITY OF FRESNO</b></p> <p style="text-align: center;"><b>NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION</b></p>	<p>Filed with:</p> <p style="text-align: center;"><b>FILED</b></p> <p style="text-align: center;">FEB 19 2019</p> <p style="text-align: right;">TIME 10:29am</p> <p style="text-align: center;">FRESNO COUNTY CLERK</p> <p>By:  DEPUTY</p> <p style="text-align: center;">FRESNO COUNTY CLERK 2220 Tulare Street, Fresno, CA 93721</p>
<p style="text-align: center;"><b>EA No. P18-00579 for</b></p> <p>Plan Amendment Application No. P18-00579 and Rezone Application No. P18-00579 and Vesting Tentative Tract Map 6195/UGM.</p>	
<p><b>PROJECT SPONSOR:</b></p> <p>Dennis M. Gaab, Vice President of Forward Planning, Central Valley Division BMCH California, LLC, a Delaware limited liability company 7815 North Palm Avenue, Suite 101 Fresno, CA 93711</p>	
<p><b>PROJECT LOCATION:</b></p> <p>7308 North Thiele Avenue</p> <p>±17.58 acres of property located on the west side of North Thiele Avenue north of West Spruce Avenue</p> <p>Site Latitude: 36°50'36.04" N</p> <p>Site Longitude: -119°55'02.40" W</p> <p>Mount Diablo Base &amp; Meridian, Township 12S, Range 19E</p> <p>Section 32 – California</p> <p>Assessor's Parcel Number(s): 504-050-02 &amp; 504-130-12</p>	
<p><b>PROJECT DESCRIPTION:</b></p> <p>Plan Amendment Application No. P18-00579 and Rezone Application No. P18-00579 were filed by Urpi Arriola of Precision Engineering and pertain to ±17.58 acres of property. The project proposes a Plan Amendment to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designations for the subject property from Open Space, Regional Park (±14.0 acres), Open Space, Multi-Use (±1.30 acres), and Public Facility, PG&amp;E Substation (±2.28 acres), to Residential, Medium Density (±17.58 acres). The Rezone application proposes to amend the Official Zoning Map of the City of Fresno to change the subject property from the PR/BL/UGM (<i>Parks and Recreation/Bluff Protection/Urban Growth Management</i>) (±15.30 acres) and PI/BL/UGM (Public Institutional/Bluff Protection/Urban Growth Management) (±2.28 acres) to the RS-5/BL/UGM (<i>Residential Single Family, Medium Density/Bluff Protection/Urban Growth Management</i>) (±17.58 acres) zone district. Vesting Tentative Tract Map No. 6195/UGM proposes to subdivide approximately 17.58 acres of the subject property for the purpose of creating an 89-lot conventional single-family residential development at a density of approximately 5.05 dwelling units/acre.</p> <p>The project will also require dedications and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.</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 not fully within the scope of the Master Environmental Impact Report SCH No. 2012111015 (MEIR) prepared for the Fresno General Plan. Therefore, the Development and Resource Management Department proposes to adopt a Mitigated Negative Declaration for this project.

With the project specific 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 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 MEIR proposed environmental finding of a mitigated negative declaration and the initial study may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor, Room 3043, Fresno, California 93721-3604. Please contact Jose Valenzuela at (559) 621-8070 for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on March 11, 2019. Please direct comments to Jose Valenzuela, Planner, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to [Jose.Valenzuela@fresno.gov](mailto:Jose.Valenzuela@fresno.gov); or comments can be sent by facsimile to (559) 498-1026.

INITIAL STUDY PREPARED BY:

Jose Valenzuela, Planner III

DATE: February 19, 2019

SUBMITTED BY:

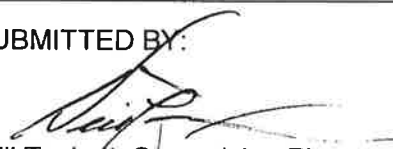
  
Will Tackett, Supervising Planner  
CITY OF FRESNO DEVELOPMENT AND  
RESOURCE MANAGEMENT  
DEPARTMENT



Exhibit "C"  
Initial Study Impact Checklist and Initial Study (Appendix G)

**APPENDIX G/INITIAL STUDY FOR A MITIGATED NEGATIVE DECLARATION**

**Environmental Checklist Form for:**

**EA No. P18-00579**

**(Plan Amendment, Rezone, and Vesting Tentative Tract Map 6195/UGM)**

1.	<p><b>Project title:</b> Environmental Assessment Application No. P18-00579 (Plan Amendment, Rezone, and Vesting Tentative Tract Map 6195/UGM)</p>
2.	<p><b>Lead agency name and address:</b> City of Fresno Development and Resource Management Department 2600 Fresno Street Fresno, CA 93721</p>
3.	<p><b>Contact person and phone number:</b> Jose Valenzuela, Planner III City of Fresno Development and Resource Management Dept. (559) 621-8070</p>
4.	<p><b>Project location:</b> 7308 North Thiele Avenue  ±17.58 acres of property located on the west side of North Thiele Avenue north of West Spruce Avenue  Site Latitude: 36°50'36.04" N Site Longitude: -119°55'02.40" W  Mount Diablo Base &amp; Meridian, Township 12S, Range 19E Section 32 – California  Assessor's Parcel Number(s): 504-050-02 &amp; 504-130-12</p>
5.	<p><b>Project sponsor's name and address:</b> Dennis M. Gaab, Vice President of Forward Planning, Central Valley Division BMCH California, LLC, a Delaware limited liability company 7815 North Palm Avenue, Suite 101 Fresno, CA 93711</p>
6.	<p><b>General &amp; Community plan designation:</b> <u>Existing:</u> Open Space, Multi-Use (±1.3 acres) Public Facility, PG&amp;E Substation (±2.28 acres) Open Space, Regional Park (±14.00 acres)  <u>Proposed:</u> Residential, Medium Density (± 17.58 acres)</p>

7.	<p><b>Zoning:</b></p> <p><u>Existing:</u> PR/BL/UGM (<i>Parks and Recreation/Bluff Protection/Urban Growth Management</i>) (±15.30 acres); and, PI/BL/UGM (<i>Public Institutional/Bluff Protection/Urban Growth Management</i>) (±2.28 acres)</p> <p><u>Proposed:</u> RS-5/BL/UGM (<i>Residential Single Family, Medium Density/Bluff Protection/Urban Growth Management</i>) (± 17.58 acres)</p>
8.	<p><b>Description of project:</b></p> <p>Urpi Arriola, PE, of Precision Engineering on behalf of BMCH California, LLC, has filed Application No. P18-00579 for Plan Amendment, Rezone, and Vesting Tentative Tract Map No. T-6195/UGM pertaining to ±17.58 acres of property located on the west side of North Thiele Avenue and north of West Spruce Avenue.</p> <p><b>PLAN AMENDMENT</b></p> <p>Application No. P18-00579 proposes a Plan Amendment to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designations for the subject property from Open Space, Regional Park (±14.0 acres), Open Space, Multi-Use (±1.30 acres), and Public Facility, PG&amp;E Substation (±2.28 acres), to Residential, Medium Density (±17.58 acres).</p> <p><b>REZONE</b></p> <p>Application No. P18-00579 proposes a rezone to amend the Official Zoning Map of the City of Fresno to change the subject property from the from the PR/BL/UGM (<i>Parks and Recreation/Bluff Protection/Urban Growth Management</i>) (±15.30 acres) and PI/BL/UGM (<i>Public Institutional/Bluff Protection/Urban Growth Management</i>) (±2.28 acres) to the RS-5/BL/UGM (<i>Residential Single Family, Medium Density/Bluff Protection/Urban Growth Management</i>) (±17.58 acres) zone district in accordance with Plan Amendment Application No. P18-00579.</p> <p><b>VESTING TENTATIVE TRACT MAP 6195/UGM</b></p> <p>The Plan Amendment and Rezone have been filed to facilitate authorization to subdivide ±17.58 acres of the subject property for purposes of creating an 89-lot conventional single-family residential development at a density of approximately 5.05 dwelling units/acre pursuant to Vesting Tentative Tract Map No. 6195/UGM.</p> <p>The project will also require dedications and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.</p>
9.	<p><b>Surrounding land uses and setting:</b></p> <p><u>North:</u> Open Space, Multi-Use</p> <p><u>East:</u> Residential, Medium-Low Density</p> <p><u>South:</u> Open Space, Regional Park</p>

	<u>West:</u> PG&E Substation
10.	<p><b>Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement) include, but are not limited to:</b> Development and Resource Management Department, Building &amp; Safety Services Division; Department of Public Works; Department of Public Utilities; County of Fresno, Department of Community Health; County of Fresno, Department of Public Works and Planning; City of Fresno Fire Department; Fresno Metropolitan Flood Control District; and San Joaquin Valley Air Pollution Control District.</p>
11.	<p><b>Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code (PRC) Section 21080.3.1? If so, has consultation begun?</b></p> <p>The State requires lead agencies to consider the potential effects of proposed projects and consult with California Native American tribes during the local planning process for the purpose of protecting Traditional Tribal Cultural Resources through the California Environmental Quality Act (CEQA) Guidelines. Pursuant to PRC Section 21080.3.1, the lead agency shall begin consultation with the California Native American tribe that is traditionally and culturally affiliated with the geographical area of the proposed project. Such significant cultural resources are either sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe which is either on or eligible for inclusion in the California Historic Register or local historic register, or, the lead agency, at its discretion, and support by substantial evidence, choose to treat the resources as a Tribal Cultural Resources (PRC Section 21074(a)(1-2)). According to the most recent census data, California is home to 109 currently recognized Indian tribes. Tribes in California currently have nearly 100 separate reservations or Rancherias. Fresno County has a number of Rancherias such as Table Mountain Rancheria, Millerton Rancheria, Big Sandy Rancheria, Cold Springs Rancheria, and Squaw Valley Rancheria. These Rancherias are not located within the city limits.</p> <p>Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See PRC Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality.</p> <p>Pursuant to Senate Bill 18 (SB 18), Native American tribes traditionally and culturally affiliated with the project area were invited to consult regarding the project based on a list of contacts provided by the Native American Heritage Commission (NAHC). The City of Fresno mailed notices of the proposed project to each of these tribes on August 29, 2018 which included the required 90-day time period for tribes to request consultation, which ended on November 27, 2018.</p> <p>In addition, and pursuant to Assembly Bill 52 (AB 52), the Table Mountain Rancheria Tribe and the Dumna Wo Wah were invited to consult under AB 52. The City of Fresno mailed notices of the proposed project to each of these tribes on July 3, 2018</p>

<p>which included the required 30-day time period for tribes to request consultation, which ended on August 3, 2018.</p> <p>Under invitations to consult both under SB 18 and AB 52, Table Mountain Rancheria Tribe elected to consult on the proposed project on August 14, 2018 under AB 52 guidelines. Mitigation measures were agreed upon for the protection of tribal cultural resources and included in the Project Specific Mitigation Monitoring Checklist dated February 19, 2019.</p>
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**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

<u>    </u>	I find that the proposed project could not have a significant effect on the environment. A <b>NEGATIVE DECLARATION</b> will be prepared.
<u>    </u>	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 <b>FINDING OF CONFORMITY</b> will be prepared.
<u><b>X</b></u>	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).

  
 Will Tackett, Supervising Planner

02/19/19  
 Date

EVALUATION OF ADDITIONAL ENVIRONMENTAL IMPACTS NOT ASSESSED IN THE MEIR:

1. For purposes of this Initial Study, the following answers have the corresponding meanings:
  - a. "No Impact" means the subsequent project will not cause any additional significant effect related to the threshold under consideration which was not previously examined in the 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 "Negative Declaration" is a determination based on an initial study that the proposed project would not result in any potentially significant impacts and therefore no mitigation measures are necessary to lessen potential environmental impacts.
6. "Mitigated 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.

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

The site is located within an area undergoing continued growth in development. Areas to the east and southeast, have been developed and continue to be developed with new single-family residences, while the subject property and the immediate parcel directly south remain vacant. Property to the west has been developed with a Pacific Gas & Electric (PG&E) substation. Property to the southwest is currently being utilized for purposes of the Fresno County Horse Park. To the north lies the San Joaquin River bottom and bluff.

A scenic vista is a viewpoint that provides a distant view of highly valued natural or man-made landscape features for the benefit of the general public. Typical scenic vistas are locations where views of rivers, hillsides, and open space areas can be obtained as well as locations where valued urban landscape features can be viewed in the distance.

The Fresno General Plan MEIR provides and recognizes that the City has not identified or designated scenic vistas within its General Plan. Although no scenic vista has been designated, it is acknowledged that scenic vistas within the Planning Area could provide distant views of natural landscape features such as the San Joaquin River along the northern boundary of the Planning Area and the foothills of the Sierra Nevada Mountain Range. The River bluffs provide distant views of the San Joaquin River as well as



areas north of the River. However, the majority of these views are from private property. There are limited views of the San Joaquin River from Weber Avenue, Milburn Avenue, McCampbell Drive, Valentine Avenue, Palm Avenue, State Route 41, Friant Road, and Woodward Park. There are various locations throughout the eastern portion of the Planning Area that provide views of the Sierra Nevada foothills that are located northeast and east of the Planning Area. These distant views of the Sierra Nevada foothills are impeded many days during the year by the poor air quality in the Fresno region. Distant views of man-made landscape features include the Downtown Fresno buildings that provide a unique skyline.

Scenic resources include landscapes and features that are visually or aesthetically pleasing. They contribute positively to a distinct community or region. These resources produce a visual benefit upon communities. The scenic resources within the Planning Area include landscaped open spaces such as parks and golf courses. Additional scenic resources within the Planning Area include areas along the San Joaquin River due to the topographic variation in the relatively flat San Joaquin Valley. The River bluffs provide a unique geological feature in the San Joaquin Valley. Historic structures in Downtown Fresno buildings also represent scenic resources because they provide a unique skyline.

Although superseded by the Fresno General Plan (§15-104-B-4.b of the FMC) the Bullard Community Plan previously depicted six vista points along the bluffs overlooking the San Joaquin River bottom and environs. Two of the vista points within Riverview Estates were recognized as having either been developed or committed to development through tentative map approval, prior to the establishment of the Bullard Community Plan standards. As a result, the two committed sites were considered minimal facilities with potential access and other problems. To avoid such future problems, standards were prepared within the Bullard Community Plan to guide development of the four remaining vista points.

The purpose of the vista points was to provide limited bluff access to non-area residents and to offer panoramic views of the river bluffs and river bottom. Such views were considered best be enjoyed as part of a passive recreational experience where one can stop, relax and absorb the natural beauty of the river environment. As such, the vista points were recommended to be designed to accommodate local residents who walk, non-area residents who bike, and the driving public.

Of the six vista point locations shown on the Bullard Community Plan Map, the only site which is located in the nearby vicinity of the subject property is the site that was identified at the western end of Riverside Golf Course. This site was developed at the northeasterly corner of the single family residential development to the immediate east of the subject property as Outlot "B" of Tract 5358 and dedicated for public access purposes. Accordingly, this site is identified as an existing San Joaquin River Parkway Path and Trail Access Point on Figure MT-2: Paths and Trails; and, as an existing Multi-Modal Access with Parking on Figure POSS-2: San Joaquin River Parkway Path & Trail Access Points of the Fresno General Plan.

Although no vista point is designated for the subject property, Vesting Tentative Tract Map No. 6195 proposes the dedication of Outlot "C" for public open space, access, parking and trail purposes. This additional access point will be designed in accordance

with the same standards as the previously designated vista point to the east. Furthermore, proposed Outlot "A" of Vesting Tentative Tract Map No. 6195 is proposed to be dedicated for public open space and trail purposes in accordance with Figure MT-2 of the Fresno General Plan. This trail will be designed for public use as a Class I Bicycle/Pedestrian Path in accordance with City of Fresno Standards and will connect and extend the existing trail to the east.

Given that the proposed project has reserved areas to be dedicated for public open space and trail purposes along the natural bluff edge and has afforded additional access to these areas for public use, the proposed project will not interfere with public views of the San Joaquin River environs. Furthermore, as there are no designated public or scenic vistas on or adjacent to the subject property there is no potential for adverse effect on a scenic vista.

The subject property sits on the San Joaquin River bluff edge overlooking the depressed river bottom below. An existing single family residential subdivision has been developed to the east and a PG&E Substation has been developed to the west of the subject property. The existing topography of the subject property contains undulations and mounds or hummocks of soil. While still relatively flat, the raised topography of the subject property and the nature of the depressed river bottom; and, the existing substation and residential developments to the west and east of the subject property prevent existing visibility to the river bottom from natural and existing grade elevations of areas to the south and west which lie outside the subject private property.

Furthermore, the Fresno General Plan MEIR recognizes and acknowledges that poor air quality reduces existing views within the City of Fresno sphere of influence as a whole, and therefore finds that a less than significant impact will result to views of highly valued features such as the Sierra Nevada foothills from future development on and in the vicinity of the subject property.

Finally, the project site is not within the vicinity of a State designated scenic highway.

The project will not damage nor will it degrade the visual character or quality of the subject site and its surroundings, given that the project site is in an area within close proximity to existing residential development; and, in an area generally planned for and developed with residences at comparable densities.

Future development of the site will create a new source of substantial light or glare within the area. However, given that the project site is within an area which has been previously developed or is currently being developed with urban and single family residential uses, which already affect day and night time views in the project area to a degree equal or greater than the proposed project, no significant impact will occur.

Furthermore, through the entitlement process, staff will ensure that open spaces adjacent to the bluff edge will be dedicated and improved in accordance with Fresno General Plan and City of Fresno Standards; and, that lights are located in areas that will minimize light sources to the neighboring properties in accordance with the mitigation measures of the MEIR.

In conclusion, with MEIR mitigation measures incorporated, the project will not result in

any aesthetic resource impacts beyond those analyzed in MEIR SCH No. 2012111015. Therefore, the project will have a less-than-significant impact on aesthetics.

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the aesthetics related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 111015 Fresno General Plan Mitigation Monitoring Checklist dated February 19, 2019.

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:				
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

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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	

Based upon the upon the 2016 Rural Land Mapping Edition: Fresno County Important Farmland Map of the State of California Department of Conservation, portions of the subject property are designated as “Farmland of Local Importance” and “Nonagricultural or Natural Vegetation” land.

“Farmland of Local Importance” is defined as farmland within Fresno County that does not meet the definitions of Prime, Statewide, or Unique. This includes land that is or has been used for irrigated pasture, dryland farming, confined livestock and dairy, poultry facilities, aquaculture and grazing land.

“Nonagricultural and Natural Vegetation” is defined as heavily wooded, rocky/barren areas, riparian and wetland area, grassland area which do not qualify as Grazing Land due to their size or land management restrictions, small water bodies and recreational water ski lakes. Constructed wetlands are also included in this category.

The subject property is vacant and is currently not utilized for rural residential or agricultural purposes.

The Fresno General Plan MEIR analyzed “project specific” impacts associated with future development within the Planning Area (Sphere of Influence) as well as the cumulative impacts factored from future development in areas outside of the Planning Area. The MEIR identifies locations within the Planning Area that have been designated as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance through the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation. The analysis of impacts contained within the

MEIR acknowledges that Fresno General Plan implementation anticipates all of the FMMP-designated farmland within the Planning Area being converted to uses other than agriculture. Furthermore, the MEIR acknowledges that the anticipated conversion is a significant impact on agricultural resources.

To reduce potential project-specific and cumulative impacts on agricultural uses, the General Plan incorporates objectives and policies, which include but are not limited to the following:

G-5 Objective: While recognizing that the County of Fresno retains the primary responsibility for agricultural land use policies and the protection and advancement of farming operations, the City of Fresno will support efforts to preserve agricultural land outside of the area planned for urbanization and outside of the City's public service delivery capacity by being responsible in its land use plans, public service delivery plans, and development policies.

G-5-b. Policy: Plan for the location and intensity of urban development in a manner that efficiently utilizes land area located within the planned urban boundary, including the North and Southeast Growth Areas, while promoting compatibility with agricultural uses located outside of the planned urban area.

G-5-f. Policy: Oppose lot splits and development proposals in unincorporated areas within and outside the City General Plan boundary when these proposals would do any of the following:

- Make it difficult or infeasible to implement the general plan; or,
- Contribute to the premature conversion of agricultural, open space, or grazing lands; or constitute a detriment to the management of resources and/or facilities important to the metropolitan area (such as air quality, water quantity and quality, traffic circulation, and riparian habitat).

However, the MEIR recognizes that despite implementation of the objectives and policies of the Fresno General Plan, project and cumulative impacts on agricultural resources will remain significant; and, that no feasible measures in addition to the objectives and policies of the Fresno General Plan are available.

In 2014, through passage of Council Resolution No. 2014-225, the City of Fresno adopted Findings of Fact related to Significant and Unavoidable Effects as well as Statements of Overriding Considerations in order to certify Master Environmental Impact Report SCH No. 111015 for purposes of adoption of the Fresno General Plan. Section 15093 of the California Environmental Quality Act requires the lead agency to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project.

The adopted Statements of Overriding Considerations for the MEIR addressed Findings of Significant Unavoidable Impacts within the categories/areas of Agricultural Resources; citing specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers as project goals, each and all of which were deemed and considered by the

Fresno City Council to be benefits, which outweighed the unavoidable adverse environmental effects attributed to development occurring within the City of Fresno Sphere of Influence (SOI), consistent with the land uses, densities, and intensities set forth in the Fresno General Plan.

The project site is and continues to be further encompassed with urban development. The project site is a logical expansion for purposes of orderly development within existing City limits. Agricultural uses are not permitted within the existing PR (Parks and Recreation) or PI (Public and Institutional) zone districts. Given these circumstances, the proposed project is consistent with the goals, objective and policies of the Fresno General Plan as referenced herein above; and, will not result in the premature conversion of agricultural lands or constitute a detriment to the management of agricultural resources and/or facilities important to the metropolitan area.

The subject property is not subject to a Williamson Act agricultural land conservation contract. Therefore, the proposed project on the subject site will not affect existing agriculturally zoned or Williamson Act contract parcels.

The proposed project will not conflict with any forest land or Timberland Production or result in any loss of forest land.

As discussed in Impact AG-1 of the MEIR, future development in accordance with the Fresno General Plan would result in the conversion of farmland to a non-agricultural use. Except for direct conversion, the implementation of project development would not result in other changes in the existing environment that would impact agricultural land outside of the project boundary or Planning Area. In addition, development in accordance with the General Plan would not impact forest land as discussed in Section 7.2.1 of this Draft Master EIR. Therefore, the project would result in no impact on farmland or forest land involving other changes in the existing environment which fall outside of the scope of the analyses contained within the MEIR.

Therefore the proposed project will not have an impact on converting farmland, Williamson Act contracts or forestland. 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.

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<p>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:</p>				
<p>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)?</p>			X	
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>			X	
<p>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)?</p>			X	
<p>d) Expose sensitive receptors to substantial pollutant concentrations.</p>				X
<p>e) Create objectionable odors affecting a substantial number of people?</p>				X

Setting

The subject site is located in the City of Fresno 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.

### Regulations

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.

To aid in evaluating potentially significant construction and/or operational impacts of a project, SJVAPCD has prepared an advisory document, the Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI), which contains standard procedures for addressing air quality in CEQA documents. GAMAQI presents a three-tiered approach to air quality analysis. The Small Project Analysis Level (SPAL) is first used to screen the project for potentially significant impacts. A project that meets the screening criteria at this level requires no further analysis and air quality impacts of the project may be deemed less than significant. If a project does not meet all the criteria at this screening level, additional screening is recommended at the Cursory Analysis Level and, if warranted, the Full Analysis Level. For single family residential units, the threshold is 390 units. Given that the project related applications have been filed to facilitate the creation and development of 84 single family residential lots/units, the proposed project is considered to have less than significant impacts pertaining to air emissions and is excluded from quantifying criteria pollutant emissions for CEQA purposes.

SJVAPCD Regulation VIII mandates requirements for any type of ground moving activity and would be adhered to during construction; however, during construction, air quality impacts would be less than SJVAPCD thresholds for non-attainment pollutants and operation of the project would not result in impacts to air quality standards for criteria pollutants.

The SJVAPCD accounts for cumulative impacts to air quality in its GAMAQI. The SJVAPCD considered basin-wide cumulative impacts to air quality when developing its significance thresholds. Since the project does not produce significant vehicle trips, the cumulative impacts to air quality from construction/operation of the proposed project are considered to be less than significant.

The proposed Project would comply with the SJVAPCD's Regulation VIII dust control requirements during any proposed construction (including Rules 8011, 8031, 8041, and 8071). Compliance with this regulation would reduce the potential for significant localized PM10 impacts to less than significant levels.

### Project

At full build-out the proposed project would result in development exceeding 50 residential dwelling units which is an adopted thresholds for conducting an Air Impact Assessment (AIA) in accordance with District Rule 9510 (Indirect Source Review).

District Rule 9510 was adopted to reduce the impact of NOX and provide emission reductions needed by the SJVAPCD to demonstrate attainment of the federal PM10 standard and contributed reductions that assist in attaining federal ozone standards. Rule 9510 also contributes toward attainment of state standards for these pollutants. The rule places application and emission reduction requirements on development projects meeting applicability criteria in order to reduce emissions through onsite mitigation, offsite SJVAPCD-administered projects, or a combination of the two. Compliance with SJVAPCD Rule 9510 reduces the emissions impacts through incorporation of onsite measures as well as payment of an offsite fee that funds emission reduction projects in the Air Basin. The emissions analysis for Rule 9510 is detailed and is dependent on the exact project design that is expected to be constructed or installed. Compliance with Rule 9510 is separate from the CEQA process, though the control measures used to comply with Rule 9510 may be used to mitigate significant air quality impacts.

The SJVAPCD reviewed and approved the Air Impact Assessment (AIA) application for the proposed single-family development in the memorandum dated June 19, 2018. The SJVAPCD determined that the baseline emissions for construction and operation will be less than two tons NOx per year and two tons PM10 per year. Therefore, pursuant to district Rule 9510, Section 4.3, the project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the SJVAPCD determined that the project complies with emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees.

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.

The growth projections used for the Fresno General Plan assume that growth in population, vehicle use and other source categories will occur at historically robust rates that are consistent with the rates used to develop the SJVAPCD's attainment plans. In other words, the amount of growth predicted for the General Plan is accommodated by the SJVAPCD's attainment plan and would allow the air basin to attain the 8-hour ozone standard by the 2023 attainment date. Furthermore, as shown in the operational emissions analysis in Impact AIR-3, reductions anticipated from existing regulations and adopted control measures will result in emissions continuing to decline even though development and population will increase because the emission rates for the most important sources of pollutants substantially decrease from 2010 levels due to SJVAPCD and state regulations. Future development on the subject property is required to comply with these rules and regulations providing additional support for the conclusion that it will not interfere or obstruct with the application of the attainment plans.

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.

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

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

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

The proposed project will not directly affect any sensitive, special status, or candidate species, nor would it modify any habitat that supports them.

Although the subject property is located adjacent to the San Joaquin River, which provides a concentrated riparian plant and animal sanctuary, there is no evidence of riparian habitat or any other sensitive natural community identified by the California Department of Fish and Game or the US Fish and Wildlife Service on the subject property. In addition, no federally protected wetlands are located on the subject site. Furthermore, development of the proposed project will not result in significant impacts to riparian habitat associated with the San Joaquin River and located within the River bottom. Therefore, there would be no impacts to riparian species or habitat or other sensitive wetland communities.

The project site is generally vacant only containing grasses or shrubs which do not normally provide suitable habitat for any special-status plant species and limited habitat for special-status wildlife species.

Wildlife species that often occur within vacant fields include gophers, California ground squirrels, mourning dove, mockingbird, white-crowned sparrows, and ravens. Other wildlife that would be expected to occur within orchards would be similar to those occurring in adjacent ruderal habitats or agricultural fields.

Mammal species may also occur within intermittent fallow agricultural lands and on lands with broken topography similar to portions of the subject property. These

mammals could include: deer mice, house mice, pocket gopher and California ground squirrels. These species would occur in fluctuating numbers depending on the available cover in the individual fields. California ground squirrels are sometimes known to burrow complexes at the margins or within areas of some fields where annual disking may not reach. Other small mammals likely to occur from time to time may include black-tailed hares and cottontail rabbits.

The presence of birds and small mammals is an attractant to both foraging raptors, such as hawks and owls, and mammalian predators. Mammalian predators occurring on the site could include raccoons, coyotes, and red foxes, as these species are tolerant of human and other disturbance. Various species of bat may also forage over portions of the subject site for flying insects.

A number of special status species, such as San Joaquin kit fox, American Badger, Western burrowing owl, Swainson hawk, tricolored blackbird, California horned lark, pallid bat, hoary bat, and western mastiff bat have some potential as resident seasonal or transient inhabitant of habitats such as those which may be found on the site.

The federally endangered and California threatened San Joaquin kit fox once occurred throughout much of the San Joaquin Valley, but this species favored areas of alkali sink scrub and alkali grassland throughout the San Joaquin Valley and Tulare Basin, as well as areas further west. The low foothills of the Sierra Nevada at the eastern edge of the San Joaquin Valley must at best be considered at the margin of their natural range.

The project site may provide marginal habitat for American badgers in the form of temporary ruderal grasslands. This species is known to occur within areas with friable soils which support California ground squirrels and it prefers open habitats (herbaceous growth, shrubs or forest). Typically, loss of linkages to large tracks of open grassland minimizes the potential presence of this species. However, given the proximity of the subject property to the San Joaquin River bottom there is potential that American badgers could be a transient species on the project site.

The burrowing owl is a small, terrestrial owl of open prairie and grassland habitats. It inhabits relatively flat dry open grasslands where tree and shrub canopies provide minimal cover. This species is found in close association with California ground squirrels, using the abandoned burrows of these squirrels for shelter, roosting, and nesting. Burrowing owls are colonially nesting raptors, and colony size is indicative of habitat quality. It is not uncommon to find burrowing owls in developed and cultivated areas. The project site provides marginal habitat for this species in the form of temporary ruderal grasslands that support California ground squirrels.

The Swainson Hawk requires a supply of small mammals such as young ground squirrels as prey for nestlings and elevated perches for hunting. Therefore, it favors open and semi-open country over agricultural fields which may offer its prey too much cover. The Swainson is considered to be generally tolerant of people and attracted to certain agricultural operations which disturb soils and displace prey which burrow or nest in those soils or from farm equipment which turn up insects. Such soil disturbances do not regularly occur on the subject property. While, the San Joaquin River may be an attractant, a riparian environment provides cover for prey and the difference in grade from the subject property to the river bottom environment would

eliminate use of the riparian environment as an elevated perch for hunting on the subject property.

Tricolored blackbirds nest in cattails, bulrushes, Himalaya berry, and agricultural silage, in areas that are flooded or otherwise defended against easy access by predators. Tricolored blackbirds forage away from nesting sites, and large colonies require large foraging areas; the birds eat insects, small fruits, seeds, and small aquatic life. Suitable habitat for foraging includes irrigated pasture, dry rangeland, and dairy operations providing successive harvest and flooding conditions. Orchards, row crops, and vineyards may occasionally and briefly be used as foraging habitat; however, these areas are not known to sustain breeding colonies. Tricolored blackbirds could occasionally forage over the project site; however, habitat suitable for nesting tricolored blackbirds is generally not found on the project site.

Horned larks, which feed on seeds and insects, are ground nesting lack of frequent soil disturbance on the project site could lend to use as nesting habitat.

Pallid bat, hoary bat, and western mastiff bat are relatively reclusive and probably do not breed on the project site, but they may forage on or near the site from time to time. Hoary bats and western mastiff bats eat insects, while pallid bats eat insects, other invertebrates, and small vertebrates that they find on the ground or on vegetation. The project site would not constitute uniquely important habitat for these species in comparison to the adjacent San Joaquin River bottom and riparian environment.

Use of ruderal/nonnative grassland habitat by native terrestrial vertebrates is generally considered common in agricultural fields. This includes birds and small mammals which serve as an attractant to both foraging raptors, such as hawks and owls, and mammalian predators; as well as, those terrestrial and/or ground-nesting special status species preferring open prairie and/or grassland habitats.

Mitigation Measure MM BIO-1 of Master Environmental Impact Report SCH No. 2012111015 for the Fresno General Plan requires construction of a proposed project to 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 a 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.

Furthermore, Mitigation Measure MM BIO-2 of Master Environmental Impact Report SCH No. 2012111015 for the Fresno General Plan requires that any 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 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 through agency consultation.

Mitigation Measure MM BIO – 4 of Master Environmental Impact Report SCH No. 2012111015 for the Fresno General Plan requires projects within the Planning Area to 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 may continue in the vicinity of the nest only at the discretion of the biological monitor.

Natural communities of special concern are those that are of limited distribution, distinguished by significant biological diversity, home to special status plant and animal species, of importance in maintaining water quality or sustaining flows, etc. Examples of natural communities of special concern in the San Joaquin Valley could include: open, ruderal/nonnative grassland habitat, which is infrequently disturbed, vernal pools and various types of riparian forest. No natural communities of special concern were identified on the project site.

Wildlife movement corridors are areas where wildlife species regularly and predictably move during foraging, or during dispersal or migration. Movement corridors in California are typically associated with valleys, rivers and creeks supporting riparian vegetation, and ridgelines. Such geographic and topographic features are absent from the project site. However, given proximity to the San Joaquin River there are natural and/or permanent bodies of water within the vicinity of the subject site. Although migratory routes are likely limited to the riparian habitat associated with the San Joaquin River, due to the nature of undeveloped lands and open spaces surrounding the subject property, there may be potential for project related activities to have an impact on the movement of wildlife species or established wildlife corridors. Compliance with the biological Mitigation Measures of Master Environmental Impact Report SCH No. 2012111015 for the Fresno General Plan through preparation of a pre-construction biological survey prior to construction, to determine if the project site supports any special-status species. If a 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.

No habitat conservation plans or natural community conservation plans in the region pertain to natural resources that exist on the subject site or in its immediate vicinity.

Implementation of all Biological Resource related mitigation measures of Master Environmental Impact Report SCH No. 2012111015 for the Fresno General Plan have been applied to the proposed project. Therefore, 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. Therefore, there will be no impacts to Biological Resources.

In conclusion, with the MEIR and Project Specific Mitigation Measures incorporated the proposed project will not result in any biological resource impacts beyond those analyzed in MEIR SCH No. 2012111015.

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the biological resources related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 111015 Fresno General Plan Mitigation Monitoring Checklist dated February 19, 2019.
2. The proposed project shall implement and incorporate the biological resources related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated February 19, 2019.

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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	

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 are no known archaeological or paleontological resources that exist within the project area.



There is no evidence that cultural resources of any type (including historical, archaeological, paleontological, or unique geologic features) exist on the subject property. However, past record searches for the region suggest potential for the presence of cultural resources on the subject property or in its immediate vicinity due to proximity to the San Joaquin River. Therefore, a reconnaissance level archaeological survey was conducted for the surface of the subject property by Peak & Associates, Inc. This survey did not reveal evidence or presence of any cultural resource or tribal related resources 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. Furthermore, previously unknown paleontological resources or undiscovered human remains could be disturbed during project construction.

Therefore, due to the ground disturbing activities that will occur as a result of the project, the measures within the Master Environmental Impact Report SCH No. 2012111015 for the Fresno General Plan, Mitigation Monitoring Checklist to address archaeological resources, paleontological resources, and human remains will be employed to guarantee that should archaeological and/or animal fossil material be encountered during project excavations, then work shall stop immediately; and, that qualified professionals in the respective field are contacted and consulted in order to ensure that the activities of the proposed project will not involve physical demolition, destruction, relocation, or alteration of historic, archaeological, or paleontological resources.

Furthermore, as indicated with Section XVII related to Tribal Cultural Resources within this initial study, tribal consultation has occurred for the proposed project in compliance with SB18 and AB52 requirements. Accordingly, the proposed project will be required to implement and incorporate the tribal cultural resources related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated February 19, 2019.

In conclusion, with implementation of the MEIR Cultural Resource Mitigation measures and project specific mitigation measures related to Tribal Cultural Resources incorporated herein below, the project will not result in any cultural resource impacts beyond those analyzed in MEIR SCH No. 2012111015.

#### Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the cultural resource related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 111015 Fresno General Plan Mitigation Monitoring Checklist dated February 19, 2019.

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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:				
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	

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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

There are no geologic hazards or unstable soil conditions known to exist on the site. However, due to the location of the subject property adjacent to the San Joaquin River bluffs, a soils report will be required for all proposed properties within 300 feet of the toe of the bluff in accordance with the BL (Bluff Preservation Overlay District of the Fresno Municipal Code to minimize potential geologic and soil hazards.

The existing topography is relatively 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. A civil engineer or soils engineer registered in this state shall complete a Soils Investigation and Evaluation Report, involving detailed study of individual lots within the River Bluff Influence Area. The investigation will address the detail of the configuration, location, type of loading of the proposed structures and drainage plan. The report shall provide detailed recommendation for foundations, drainage, and other items critical to bluff stability.

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 proposed project would not result in any geology or soil environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 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 for the Fresno General Plan.

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
VIII. HAZARDS AND HAZARDOUS MATERIAL -- Would the project:				

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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	

There are no known existing hazardous material conditions on the property and the property is not 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.

The subject property is not located within any wildland fire hazard zones. However, due to unique fire issues with the urban wild land interface with the river bluff the City of Fresno Fire Department has included conditions of approval for the proposed project which will require the designated trail along the bluff edge and access paths to incorporate certain design features to accommodate fire access by the brush and patrol firefighting apparatus to protect homes.

The proposed project incorporates common open space areas and connectivity, which will be utilized for purposes of emergency vehicle access points. The Fire Department conditions of approval assuring adequate improvement standards will assure no interference with the City's or County's Hazard Mitigation Plans or emergency response plans.

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 project area is not located in an FAA-designated Runway Protection Zone, Inner Safety Zone and Sideline Safety Zone according to review of the Downtown Fresno Chandler Airport and Yosemite International Airport Existing Safety Zones Maps. Based upon the goals of the proposed project, no potential interference with an adopted emergency response or evacuation plan has been identified.

In conclusion, the project will not result in any hazards and hazardous material impacts beyond those analyzed in MEIR SCH No. 2012111015.

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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	
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	

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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

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.

This mitigated negative declaration prepared for the proposed project is tiered from Master Environmental Impact Report SCH No. 2012111015) prepared for the Fresno General Plan (collectively, the "MEIR"), which contains measures to mitigate projects' individual and cumulative impacts to groundwater resources and to reverse the groundwater basin's overdraft conditions.



Fresno has attempted to address these issues through metering and revisions to the City's Urban Water Management Plan (UWMP). The Fresno Metropolitan Water Resource Management Plan, which has been adopted and the accompanying Final EIR (SCH #95022029) certified, is also under revision. The purpose of these management plans is to provide safe, adequate, and dependable water supplies in order to meet the future needs of the metropolitan area in an economical manner; protect groundwater quality from further degradation and overdraft; and, provide a plan of reasonably implementable measures and facilities. City water wells, pump stations, recharge facilities, water treatment and distribution systems have been expanded incrementally to mitigate increased water demands and respond to groundwater quality challenges.

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 including the Master Environmental Impact Report No. 111015 for the Fresno General Plan, the MEIR 10130 for the 2025 Fresno General Plan, Final EIR No.10100, Final EIR No.10117 and Final EIR No. SCH 95022029 (Fresno Metropolitan Water Resource Management Plan), et al. 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 Fresno 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.

The 2010 Urban Water Management Plan, Figure 4-3 (incorporated by reference) illustrates the City of Fresno's goals to achieve a 'water balance' between supply and demand while decreasing reliance upon and use of groundwater. To achieve these goals the City is implementing a host of strategies, including:

- Intentional groundwater recharge through reclamation at the City's groundwater recharge facility at Leaky Acres (located northwest of Fresno-Yosemite international Airport), refurbish existing streams and canals to increase percolation, and recharge at Fresno Metropolitan Flood Control District's (FMFCD) storm water basins;
- Increase use of existing surface water entitlements from the Kings River, United States Bureau of Reclamation and Fresno Irrigation District for treatment at the Northeast Storm Water Treatment Facility (NESWTF) and construct a new Southeast Storm Water Treatment Facility (SESWTF); and

- Recycle wastewater at the Fresno-Clovis Regional Wastewater Reclamation Facility (RWRF) for treatment and re-use for irrigation, and to percolation ponds for groundwater recharge. Further actions include the General Plan, Policy RC-6-d to prepare, adopt and implement a City of Fresno Recycled Water Master Plan.

The City has indicated that groundwater wells, pump stations, recharge facilities, water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. One of the primary objectives of Fresno's future water supply plans detailed in Fresno's current UWMP is to balance groundwater operations through a host of strategies. Through careful planning, Fresno has designed a comprehensive plan to accomplish this objective by increasing surface water supplies and surface water treatment facilities, intentional recharge, and conservation, thereby reducing groundwater pumping. The City continually monitors impacts of land use changes and development project proposals on water supply facilities by assigning fixed demand allocations to each parcel by land use as currently zoned or proposed to be rezoned. The UWMP was made available for public review together with the MND for the proposed project.

Until 2004, groundwater was the sole source of water for the City. In June 2004, a \$32 million Surface Water Treatment Facility ("SWTF") began providing Fresno with water treated to drinking water standards. A second surface water treatment facility is operational in southeast Fresno to meet demands anticipated by the growth implicit in the 2025 Fresno General Plan. Surface water is used to replace lost groundwater through Fresno's artificial recharge program at the City-owned Leaky Acres and smaller facilities in Southeast Fresno. Fresno holds entitlements to surface water from Millerton Lake and Pine Flat Reservoir. In 2006, Fresno renewed its contract with the United States Bureau of Reclamation, through the year 2045, which entitles the City to 60,000 acre-feet per year of Class 1 water. This water supply has further increased the reliability of Fresno's water supply.

Also, in 2006, Fresno updated its Metropolitan Water Resources Management Plan designed to ensure the Fresno metro area has a reliable water supply through 2050. The plan implements a conjunctive use program, combining groundwater, treated surface water, artificial recharge and an enhanced water conservation program.

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 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. When development permits are issued, the subject site will be required to pay drainage fees pursuant to the Drainage Fee Ordinance. The Fresno Metropolitan Flood Control District (FMFCD) has stated that the FMFCD system can accommodate the proposed request subject to several conditions of approval.

In conclusion, with MEIR mitigation measures incorporated, the project will not result in any hydrology or water quality impacts beyond those analyzed in MEIR SCH No. 2012111015.

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		X		
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	

The subject property includes a Plan Amendment and Rezone as described above. Upon approval of the Amendment and Rezone, the property would be located in the RS-5 (Single Family Residential) zone district and would be planned medium density by the Fresno General Plan and Bullard Community Plan. Upon approval, the proposed

project would not conflict with any land use plan, policy or regulation given that the amendment and rezone would facilitate consistency for the 89 single-family residences.

### Fresno General Plan Goals, Objectives and Policies

As proposed, the project will be consistent with the following Fresno General Plan goals:

- Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city.
- Plan for a diverse housing stock that will support balanced urban growth, and make efficient use of resources and public facilities.
- Make full use of existing infrastructure, and investment in improvements to increase competitiveness and promote economic growth.
- Promote orderly land use development in pace with public facilities and services needed to serve development.
- Encourage the development of Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance. Healthy communities demonstrate efficient development patterns providing for: Sufficient affordable housing development in appropriate locations; A mix of land uses and a built environment that supports walking and biking; Multimodal, affordable transportation choices; and, Safe public spaces for social interaction.
- Provide a network of well-maintained parks, open spaces, athletic facilities, and walking and biking trails connecting the City's districts and neighborhoods to attract and retain a broad range of individuals, benefit the health of residents, and provide the level of public amenities required to encourage and support development of higher density urban living and transit use.

These Goals contribute to the establishment of a comprehensive city-wide land use planning strategy to meet economic development objectives, achieve efficient and equitable use of resources and infrastructure, and create an attractive living environment in accordance with Objective LU-1 of the Fresno General Plan.

Policy UF-1-d further emphasizes provisions for a diversity and variation of building types, densities, and scale 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.

Likewise, Objective LU-5 of the General Plan calls for a diverse housing stock that will support balanced urban growth, and make efficient use of resources and public

facilities; and, Implementing Policy LU-5-c promotes medium density residential use to maximize efficient use of residential property through a wide range of densities.

Similarly, Policy 4.1.2 of the Bullard Community Plan encourages the provision of a diversity of housing types and housing opportunities to meet the needs of all ages and income levels.

Objective UF-12 of the Fresno General Plan directs the City to 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.

Supporting Policy LU-1-a of the Fresno General Plan also promotes new development within the existing City limits as of December 31, 2012. Policies LU-1-e and LU-1-g recommend that annexations to the City conform to the General Plan Land Use Designations and maintain the City’s current Sphere of Influence (SOI) Boundaries without additional expansion.

The proposed General Plan Amendment is to change the land use designation of the subject property to Medium Density Residential to facilitate new development of a single family residential subdivision on land annexed to the City of Fresno in 1986.

Six types of open space land are defined by the Government Code for General Plan purposes; including, open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams, and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

Fresno General Plan Policy POSS-2-c supports dedication of open space easements where feasible and warranted to secure appropriate public use of sensitive areas with scenic or recreation values, and for buffering space for sensitive uses.

Fresno General Plan Policy POSS-7-I strives to provide public access to the parkway from public streets, roads, and rights-of-way immediately adjacent to parkway properties, facilities and trails such as those proposed in Figure POSS-2: San Joaquin River Parkway Path and Trail Access Points, Figure MT-2: Paths and Trails, as well as several public right-of-way alignments identified in Figure MT-1: Major Street Circulation Diagram, which would serve as public access points for vehicles, bicycles, equestrians and or pedestrians.

Vesting Tentative Tract Map No. 6195 proposes the dedication of Outlot “C” for public open space, access, parking and trail purposes. This additional access point will be designed in accordance with the same standards as the previously designated vista and trail access point to the east. Furthermore, proposed Outlot “A” of Vesting Tentative Tract Map No. 6195 is proposed to be dedicated for public open space and trail purposes in accordance with Figure MT-2 of the Fresno General Plan. This trail will be designed for public use as a Class I Bicycle/Pedestrian Path in accordance with City of

Fresno Standards and will connect and extend the existing trail to the east that was dedicated and improved with Tract 5358.

Given that the proposed project has reserved areas to be dedicated for public open space and trail purposes along the natural bluff edge and has afforded additional access to these areas for public use, the proposed project will secure appropriate public use and public access in accordance with General Plan Policy POSS-2 and POSS-7-I.

The subject property is located within an area experiencing continued investment, growth and development. The subject property is bordered by the San Joaquin River Bluff to the north, single-family residences to the east and southeast, an equestrian park to the south and southwest and a PG&E substation to the west.

The equestrian park comprises approximately 110 acres and a portion is located adjacent to the subject property on PR (Parks and Recreation) zoned land. The equestrian park provides for instruction and training services to riders in the region. In addition, the equestrian park operates three-day events approximately five times a year. This use of property is classified as Large-Scale Entertainment and Recreation in Article 67 of Chapter 15 and is a use subject to the special standards related to Private Recreational Sports Facilities contained in Section 15-2749 of the Fresno Municipal Code.

Large-Scale Entertainment and Recreation Uses within the PR zone district are only permissible for golf course purposes pursuant to the provisions of the Fresno Municipal Code. However, it is acknowledge that this use also supports the goals and objectives of the Fresno General Plan to provide athletic facilities and recreational uses in infill and growth areas to attract and retain a broad range of individuals.

The equestrian park use has been in operation for over 50 years and was established on lands which were previously zoned for agricultural purposes prior to subsequent City of Fresno Parks and Recreation zoning. Therefore, the existing use of the adjacent property for Large-Scale Entertainment and Recreation is considered a Legal Non-Conforming Use and may continue in perpetuity. Nonetheless, it is understood that the equestrian park operations may generate noise, distinct odors, dust, and/or attract flies from the keeping of horses which may be perceived to conflict with the proposed single-family residences in the future. As the legal non-conforming Large-Scale Entertainment and Recreation Use involving equestrian park operations that include stables and the keeping and riding of horses uses commonly associated with agricultural operations consistent with prior zoning, and in order to further protect and not adversely impact the continued or future use of the long-standing recreational operation, the proposed project will be required to record a modified "Right-to-Farm" covenant prior to Final Map recordation. The covenant will acknowledge and agree that: (1) The subject property is on or near property utilized for a private recreational sports facility with horse riding courses and stables for the keeping of horses; (2) Events will occur in association with such use that may generate odors, dust and noise; and, (3) The future residents of the subject property should be prepared to accept the inconveniences and discomfort associated with such activities and operations.

This project supports the above mentioned policies in that the density and intensity of the proposed development conform to the applicable land use designation of the Fresno General Plan and the Bullard Community Plan.

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, with implementation of the project specific mitigation measures referenced herein below, the proposed project would not result in any land use and planning environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

Mitigation Measures

1. The proposed project shall implement and incorporate the land use and planning related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated February 19, 2019.

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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.

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive 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

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.



In developed areas of the community, noise conflicts often occur when a noise sensitive land use is located adjacent or in proximity to a noise generator. Noise in these situations frequently stems from on-site operations, use of outdoor equipment, uses where large numbers of persons assemble, and vehicular traffic. Some land uses, such as residential dwellings hospitals, office buildings and schools, 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.

Stationary noise sources can also have an effect on the population, and unlike mobile, transportation-related noise sources, these sources generally have a more permanent and consistent impact on people. These stationary noise sources involve a wide spectrum of uses and activities, including various industrial uses, commercial operations, agricultural production, school playgrounds, high school football games, HVAC units, generators, lawn maintenance equipment and swimming pool pumps.

Potential noise sources at the project site would occur primarily from roadway noise from North Thiele Avenue along the eastern frontage of the subject site and stationary noise sources which could potentially emanate from activities associated with the future trail along the northern property that will be constructed as part of the project.

The City of Fresno Noise Element of the Fresno General Plan establishes a land use compatibility criterion of 60dB DNL for exterior noise levels in outdoor areas of noise-sensitive land uses. The intent of the exterior noise level requirement is to provide an acceptable noise environment for outdoor activities and recreation. Furthermore, the Noise Element also requires that interior noise levels attributable to exterior noise sources not exceed 45 dB DNL. The intent of the interior noise level standard is to provide an acceptable noise environment for indoor communication and sleep.

For stationary noise sources, the noise element establishes noise compatibility criteria in terms of the exterior hourly equivalent sound level ( $L_{eq}$ ) and maximum sound level ( $L_{max}$ ). The standards are more restrictive during the nighttime hours, defined as 10:00 p.m. to 7:00 a.m. The standards may be adjusted upward (less restrictive) if the existing ambient noise level without the source of interest already exceeds these standards. The Noise Element standards for stationary noise sources are: (1) 50 dBA  $L_{eq}$  for the daytime and 45 dBA  $L_{eq}$  for the nighttime hourly equivalent sound levels; and, (2) 70 dBA  $L_{max}$  for the daytime and 65 dBA  $L_{max}$  for the nighttime maximum sound levels.

Noise created by new proposed stationary noise sources or existing stationary noise sources which undergo modification that may increase noise levels shall be mitigated so as not to exceed the noise level standards of Table 9 (Table 5.11-8 of the MEIR) at noise sensitive land uses. If the existing ambient noise levels equal or exceed these levels, mitigation is required to limit noise to the ambient noise level plus 5 dB.

The project site is currently vacant. Therefore, it is reasonable to assume that the proposed project will result in an increase in temporary and/or periodic ambient noise levels on the subject property above existing levels. However, these noise levels will not exceed those generated by adjacent existing or planned land uses.

Pursuant to Policy H-1-b of the Fresno General Plan, for purposes of City analyses of noise impacts, and for determining appropriate noise mitigation, a significant increase in ambient noise levels is assumed if the project causes ambient noise levels to exceed the following: (1) The ambient noise level is less than 60 db Ldn and the project increase noise levels by 5 dB or more; (2) The ambient noise level is 60-65 dB Ldn and the project increases noise levels by 3 dB or more; or, (3) The ambient noise level is greater than 65 dB Ldn and the project increases noise levels by 1.5 dB or more.

### Short Tern Noise Impacts

The construction of a project involves both short-term, construction related noise, and long term noise potentially generated by increases in area traffic, nearby stationary sources, or other transportation sources. The Fresno Municipal Code (FMC) allows for construction noise in excess of standards if it complies with the section below (Chapter 10, Article 1, Section 10-109 – Exemptions). It states that the provisions of Article 1 – Noise Regulations of the FMC shall not apply to:

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 proposed project includes future residential development. The immediate vicinity consists of light industrial business park, agricultural and residential users, which will produce noise levels which will either exceed or be similar to noise levels produced by the proposed project. 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 from the FMC. It may be noted however that a minimum six-foot high solid masonry wall will be required to be constructed along all residential property lines which are a district boundary with non-residentially zoned property and along all respective Major Street frontages in accordance with the requirements of the Fresno Municipal Code.

Although the project will create additional activity in the area, the project will be required to comply with all noise policies and mitigation measures identified within the Fresno General Plan and MEIR as well as the noise ordinance of the Fresno Municipal Code.

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

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 proposed project will not induce substantial population growth in this area. The surrounding area is mostly developed as residential uses. The intensity of the proposed project was included in the Fresno General Plan. The proposed project is 89-lots for single family residential homes; the impact shall be less than significant since the surrounding uses are also residential and given that development is occurring at a scale and scope designated by the Fresno General Plan.

The proposed project will not displace any existing housing. The project will not result in displacement of any persons as there is no development on the subject property.

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

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
XIV. PUBLIC SERVICES --				

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 subject property is located within the boundaries of the Fire Station 18 Service Area (which covers the northwest part of the City). This area has experienced rapid commercial and residential growth in recent years, thus, increasing demand for fire protection services for that area.

The City of Fresno Fire Department operates its facilities under the guidance set by the National Fire Protection Association in NFPA 1710, the Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operation to the Public by Career Fire Departments. NFPA 1710 sets standards for turnout time, travel time, and total response time for fire and emergency medical incidents, as well as other standards for operation and fire service. The Fire Department has established the objectives set forth in NFPA 1710 as department objectives to ensure the public health, safety, and welfare.

The Fire Department has reviewed this project to determine if it can be adequately served by Fire Personnel and Facilities consistent with NFPA 1710 Objectives. Based upon the current level of calls for service, the anticipated annual increase of calls for service of 11.28%, and the location of the temporary Fire Station 18 at a site that is not centrally located within the service area, the Fire Chief has determined that this project cannot be adequately served by existing Fire Facilities and Personnel, consistent with

NFPA 1710 Objectives. Specifically, a 4 minute response time to fire calls in the Fire Station 18 service area is met only 39.96% of the time. In addition, truck response time in the service area does not meet the 8 minute standard. Instead, truck response time averages 11 minutes and 6 seconds. Finally, 20.7% of service incidents within the Fire Station 18 Service Area are responded to by Personnel from Fire Station 16, thus increasing the burden on facilities and personnel to the adjacent area. While the demand and provision of fire protection services are not considered an environmental impact for purposes of CEQA, the increased demand for such services generated by the proposed project as well as the cumulative demands for such services generated by other developments within the service area result in the need for new governmental/fire protection facilities (i.e. a permanent Fire Station 18), in order to maintain acceptable service ratios, response times or other performance objectives; the construction of which could cause significant environmental impacts.

Permanent Fire Station 18 is proposed to be constructed on City owned property located at 6605 West Shaw Avenue. Development plans for the new Fire Station have been previously reviewed and approved by the Development and Resource Management Department pursuant to Development Permit Application P18-02936. A CEQA review and analysis was performed for purposes of the development of the Fire Station to determine potential environmental impacts associated with the new governmental/fire protection facility; resulting in findings of Categorical Exemption pursuant to Section 15303/Class 3, 15304/Class 4, 15305/Class 5 and 15332/Class 32 of the CEQA Guidelines. A Notice of Exemption was filed with the Fresno County Clerk on December 21, 2018.

Additional Fire service requirements for development of the proposed project will include installation of public fire hydrants and the provision of adequate fire flows per Public Works Standards, with two sources water; installation of fire sprinklers within future commercial buildings; and the provision of two means of emergency access during all phases of construction. Review for compliance with fire and life safety requirements for the interior of proposed buildings and the intended use are reviewed by both the Fire Department and the Building and Safety Services Section of the Development and Resource Management Department when a submittal for building plan review is made as required by the California Building Code.

City police protection services are also available to serve the proposed project with no new facilities required for police protection. The applicant must comply with the conditions submitted by FMFCD for the proposed project. Development of the property requires compliance with grading and drainage standards of the City of Fresno and FMFCD. A typical temporary drainage facility will be required until permanent service is available which will have a less than significant impact with mitigation associated with the provision for new facilities. The proposed project will include the development and dedication of an approximately 9,000 sq. ft. open space area. 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 urban residential development occurring as a result of the proposed project will have an impact on the District's student housing capacity. The developer will pay appropriate school fees at time of building permits.

The Department of Public Utilities (DPU) has determined that adequate sanitary sewer and water services are available to serve the project site subject to implementation of the Fresno General Plan policies and the mitigation measures of the related Master Environmental Impact Report; and, the construction and installation of public facilities and infrastructure in accordance with Department of Public Works standards, specifications and policies.

For sanitary sewer service these infrastructure improvements and facilities include typical requirements for construction and extension of sanitary sewer mains and branches within the interior of the future proposed residential tract. The proposed project will also be required to provide payment of sewer connection charges.

Implementation of the Fresno General Plan policies and the mitigation measures of the associated Master Environmental Impact Report, along with the implementation of the Water Resources Management Plan and the identified project related conditions of approval, which will include water main extensions within the interior of the proposed residential tract. Installation of these services with meters to proposed residential lots and payment of applicable Water Capacity Charges will provide an adequate, reliable, and sustainable water supply for the project's urban domestic and public safety consumptive purposes.

According to the Fresno Metropolitan Flood Control District (FMFCD), the subject site is not located within a flood prone or hazard area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action.

Portions of the subject property may be adequately served with permanent drainage service through existing Master Plan facilities or required Master Plan facilities to be developed in conjunction with the proposed project. However, in areas where permanent drainage service will not be available, the District recommends temporary ponding facilities until permanent service is available through future Master Plan Facilities.

Lot coverage will be required to be provided to the FMFCD 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 FMFCD includes the front yard walkway, sidewalk walkway and the rear yard patio equaling an additional 6% of impervious area in addition to the City typical lot coverage calculation.

The Master Plan system has been designed such that during a two-year event flow will not exceed the height of the 6-inch curb. Should wedge curb (4.5 inch height) be used the same criteria shall apply whereby flow remains below the top of curb.

If surface water runoff or event flows exceed volumes for which the Master Plan drainage system is designed to accommodate and the existing Master Plan storm drainage facilities do not have capacity to serve the proposed land use to avoid flooding, then the developer will be required to mitigate the impacts of the increased runoff from the proposed use to a rate that would be expected if developed in

accordance with the Master Plan. 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 accordingly.

The developer will be required to provide improvements which will convey surface drainage to Master Plan inlets and which will provide a path for major storm conveyance as well as construct facilities for temporary ponding purposes.

The proposed project will include the development and dedication public open spaces in the form of pocket parks and trails, which will be located within the project and constructed with development. 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 or receive credits for construction as may be memorialized within a subdivision or development agreement. Maintenance will be afforded through annexation into a Community Facilities District (CFD).

The developer shall dedicate a Channel Easement to the District for major storm purposes as shown on Exhibit No. 1 of FMFCD memoranda dated June 20, 2018 as a condition of the final map. No objects shall be placed in the Channel Easement that reduce the design capacity of the channel.

A minimum fifteen-foot (15') wide storm drain easement will be required whenever storm drain facilities are located on private property. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees. No surface runoff shall be directed towards the bluffs.

With implementation of the project specific mitigation measures identified herein below, no significant adverse impacts are expected to occur as a result of the construction of any such facilities or improvements beyond those evaluated within MEIR No. 2012111015 or those analyzed within the respective sections of this initial study; as included herein.

### Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the Public Service related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 2012111015 Fresno General Plan Mitigation Monitoring Checklist dated February 19, 2019.
2. The proposed project shall implement and incorporate the Public Service related mitigation measure as identified in the attached Project Specific Mitigation Monitoring Checklist dated February 19, 2019.

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

The proposed project will not result in the physical deterioration of existing parks or recreational facilities.

The proposed project will include the development and dedication public open spaces in the form of outlots dedicated to the city for parks and trails, which will be located within the project and constructed with development. Further, the project is adjacent to the San Joaquin River and will construct a trail along the northern boundary of the project to public works standards which will provide increased opportunity for recreation and connectivity between existing residential developments. The proposed project is located north of an existing equestrian park.

Therefore, the proposed project will include expansion of existing recreational facilities in the form of the Class I bicycle and pedestrian trail along the bluff edge. However, the dedication and improvement of the trail facilities are proposed in accordance with Figure MT-2: Paths and Trails of the Fresno General Plan as analyzed in the MEIR for the Fresno General Plan.

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 or receive credits for construction as may be memorialized within a subdivision or development agreement.

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



<b>ENVIRONMENTAL ISSUES</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?			X	
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?			X	

<b>ENVIRONMENTAL ISSUES</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Public Works Department/Traffic Engineering Division staff reviewed Trip Generation Analysis provided by the applicant dated February 16, 2018. In a response from the Traffic Engineering Division dated July 3, 2018, it was concluded that a Traffic Impact Study would not be required as a result of the proposed project.

The proposed project is located within Traffic Impact Zone III pursuant to Figure MT-4 of the Fresno General Plan, which generally represents areas near or outside the City Limits but within the Sphere of Influence (SOI) as of December 31, 2012.

In accordance with Policy MT-2-i of the Fresno General Plan, when a project includes a General Plan amendment that changes the General Plan Land Use Designation, and/or when a development project is projected to generate 100 or more peak hour new vehicle trips, a Transportation Impact Study (TIS) is required in order to assess the impacts of new development projects on existing and planned streets.

A proposed plan amendment and related rezone applications have been filed to facilitate authorization to subdivide the subject property for purposes of creating an 89-lot conventional single family residential development pursuant to Vesting Tentative Tract Map No. 6195.

Therefore, a Trip Generation Comparison Study was prepared for the proposed project by Precision Civil Engineering, Inc., dated February 16, 2018. The Trip Generation Comparison revealed that development of the subject property will result in 12 fewer AM Peak Hour vehicle trips and 27 additional PM Peak Hour vehicle trips.

The Public Works Department, Traffic Engineering Division has reviewed the proposed project, the trip generation comparison 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 identified within the memoranda from the Traffic Engineering Manager dated July 03, 2018 and the Traffic Engineering Division dated June 14, 2018. 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) and the Regional Transportation Mitigation Fee (RTMF).

The design of the proposed subdivision, with conditions, has been evaluated and determined to be consistent with respect to compliance with City of Fresno standards, specification and policies. The project is not located near an airport; therefore it will not change air traffic levels. The proposed streets were reviewed by the Department of Public Works and will not create hazards. The Fire Department has conditioned the project therefore there will not be inadequate emergency access. The project will not conflict with adopted policies or plans regarding public transit, bicycle or pedestrian facilities because said features are incorporated into the conditions of approval for the project.

The area street plans are the product of careful planning that projects traffic capacity needs based on the densities and intensities of planned land uses anticipated at build-out of the planned area. These streets will provide adequate access to, and recognize the traffic generating characteristics of, individual properties and, at the same time, afford the community an adequate and efficient circulation system; no substantial increase in transportation or traffic is expected to result.

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

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
XVII. TRIBAL CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is?			X	
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC section 5020.1(k), or,				X

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC section 5024.1. In applying the criteria set forth in subdivision (c) of PRC section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				x

The State requires lead agencies to consider the potential effects of proposed projects and consult with California Native American tribes during the local planning process for the purpose of protecting Traditional Tribal Cultural Resources through the California Environmental Quality Act (CEQA) Guidelines. Pursuant to PRC Section 21080.3.1, the lead agency shall begin consultation with the California Native American tribe that is traditionally and culturally affiliated with the geographical area of the proposed project. Such significant cultural resources are either sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe which is either on or eligible for inclusion in the California Historic Register or local historic register, or, the lead agency, at its discretion, and support by substantial evidence, choose to treat the resources as a Tribal Cultural Resources (PRC Section 21074(a)(1-2)).

Additional information may also be available from the California Native American Heritage Commission's Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality.

Pursuant to Senate Bill 18 (SB 18), Native American tribes traditionally and culturally affiliated with the project area were invited to consult regarding the project based on a list of contacts provided by the Native American Heritage Commission (NAHC). These tribes included: Big Sandy Rancheria; Cold Springs Rancheria; Dumna Wo Wah; the Dunlap Band of Mono Indians; the Kings River Choinumni Farm Tribe; Picavune Rancheria of Chukchansi Indians; Santa Rosa Rancheria; Table Mountain Rancheria; the Traditional Choinumni Tribe; and the Wuksache Indian Tribe. In addition, and pursuant to Assembly Bill 52 (AB 52), the Table Mountain Rancheria Tribe and the Dumna Wo Wah were invited to consult under AB 52. Under invitations to consult both under SB 18 and AB 52, the Table Mountain Rancheria Tribe elected to consult on the proposed project on August 14, 2018. Assembly Bill 52 (AB 52), which became law January 1, 2015, requires that, as part of the CEQA review process, public agencies provide early notice of a project to California Native American Tribes to allow for consultation between the tribe and the public agency. The purpose of AB 52 is to

provide the opportunity for public agencies and tribes to consult and consider potential impacts to Tribal Cultural Resources (TCR's), as defined by the Public Resources Code (PRC) Section 2107(a). Under AB 52, public agencies shall reach out to California Native American Tribes who have requested to be notified of projects in areas within or which may have been affiliated with their tribal geographic range.

The site is currently vacant. While there is no evidence to suggest the presence of TCR's according to the Cultural Resource Assessment for Tract Map 6195 prepared by Peak & Associates, Inc., the Table Mountain Rancheria proposed that during grading, trenching, and construction, all ground-disturbing activity in the project area shall be monitored by a qualified archaeologist and/or a Native American Monitor selected by representatives of the Table Mountain Rancheria Tribe.

If any artifacts are inadvertently discovered during ground-disturbing activities, existing federal, State, and local laws and regulations as well as the mitigation measures of the Fresno General Plan MEIR will require construction activities to cease until such artifacts are properly examined and determined not to be of significance by a qualified cultural resources professional.

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the tribal cultural resources related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 111015 Fresno General Plan Mitigation Monitoring Checklist dated February 19, 2019.
2. The proposed project shall implement and incorporate the tribal cultural resources resources related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated February 19, 2019.

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
XVIII. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 and extension of services in a manner which is compliant with the Department of Public Utilities standards, specifications, and policies.

Sanitary sewer and water service delivery is also subject to payment of applicable connection charges and/or fees; compliance with the Department of Public Utilities standards, specifications, and policies; the rules and regulations of the California Public Utilities Commission and California Health Services; and, implementation of the City-wide program for the completion of incremental expansions to facilities for planned water supply, treatment, and storage.

The project site will be serviced by solid waste division and will have water and sewer facilities available subject to the conditions stipulated for the proposed project.

The proposed project is not expected to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. Impacts to storm drainage facilities have been previously discussed under the Water and Hydrology and Public Service sections included within this analysis herein above. While the proposed project will result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction such facilities will not cause significant environmental effects.

In conclusion, the project will not result in any utilities and service system impacts beyond those analyzed in MEIR SCH No. 2012111015.

<b>ENVIRONMENTAL ISSUES</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			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	

<b>ENVIRONMENTAL ISSUES</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.

In summary, given the mitigation measures required of the proposed project and the analysis detailed in the preceding Initial Study, the proposed project:

- Does not have environmental impacts which will cause substantial adverse effects on human beings, either directly nor indirectly.
- Does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish/wildlife or native plant species (or cause their population to drop below self-sustaining levels), does not threaten to eliminate a native plant or animal community, and does not threaten or restrict the range of a rare or endangered plant or animal.
- Does not eliminate important examples of elements of California history or prehistory.
- Does not have impacts which would be cumulatively considerable even though individually limited.

Therefore, there are no mandatory findings of significance and preparation of an Environmental Impact Report is not warranted for this project.



Exhibit "D"

MEIR No. SCH No. 2012111015 General Plan Mitigation  
Measure Monitoring Checklist dated February 19, 2019

# MEIR Mitigation Measure Monitoring Checklist for EA No. P18-00579

February 19, 2019

## 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).

- A** - Incorporated into Project
- B** - Mitigated
- C** - Mitigation in Progress
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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.

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<b>Aesthetics:</b>								
<p><b>AES-1.</b> 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.</p> <p><b>Verification comments:</b></p>	<p>Prior to issuance of building permits</p>	<p>Public Works Department (PW) and Development &amp; Resource Management Dept. (DARM)</p>	X				X	

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. P18-00579

February 19, 2019

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<b>Aesthetics (continued):</b>								
<p><b>AES-2:</b> 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.</p> <p><b>Verification comments:</b></p>	Prior to issuance of building permits	DARM	X				X	
<p><b>AES-3:</b> 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.</p> <p><b>Verification comments:</b></p>	Prior to issuance of building permits	DARM	X				X	
<p><b>AES-4:</b> 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.</p> <p><b>Verification comments:</b></p>	Prior to issuance of building permits	DARM						X

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**Aesthetics** (continued):

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

**Air Quality:**

<p><b>AIR-1:</b> 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 PM2.5. 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"> <li>• 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.</li> <li>• Post signs requiring drivers to limit idling to 5 minutes or less.</li> </ul> <p><b>Verification comments:</b></p>	<p>Prior to development project approval</p>	<p>DARM</p>						<p>X</p>

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**Air Quality** *(continued)*:

<p><b>AIR-2:</b> 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"> <li>• 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.</li> <li>• Post signs requiring drivers to limit idling to 5 minutes or less</li> <li>• Construct block walls to reduce the flow of emissions toward sensitive receptors</li> <li>• Install a vegetative barrier downwind from the TAC source that can absorb a portion of the diesel PM emissions</li> <li>• 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.</li> <li>• Install heating and cooling services at truck stops to eliminate the need for idling during overnight stops to run onboard systems.</li> </ul> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>Prior to development project approval</p>	<p>DARM</p>						X
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**Air Quality** (continued):

<p><b>AIR-2</b> (continued from previous page)</p> <ul style="list-style-type: none"> <li>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</li> <li>Utilize electric powered material handling equipment where feasible for the weight and volume of material to be moved.</li> </ul> <p><b>Verification comments:</b></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
<p><b>AIR-3:</b> 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.</p> <p><b>Verification comments:</b></p>	<p>Prior to development project approval</p>	<p>DARM</p>				X		

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**Air Quality** *(continued)*:

<p><b>AIR-4:</b> 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).</p> <p><b>Verification comments:</b></p>	<p>Prior to development project approval</p>	<p>DARM</p>					X	
<p><b>AIR-5:</b> 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.</p> <p><b>Verification comments:</b></p>	<p>Prior to development project approval</p>	<p>DARM</p>			X	X		

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**Biological Resources:**

<p><b>BIO-1:</b> 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><b>Verification comments:</b></p>	<p>Prior to development project approval</p>	<p>DARM</p>	<p>X</p>				<p>X</p>	
<p><b>BIO-2:</b> 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><i>(continued on next page)</i></p>	<p>Prior to development project approval</p>	<p>DARM</p>				<p>X</p>	<p>X</p>	

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**Biological Resources** *(continued)*:

<p><b>BIO-2</b> <i>(continued from previous page)</i>                      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><b>Verification comments:</b></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
<p><b>BIO-3:</b> 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: right;"><i>(continued on next page)</i></p>	<p>Prior to development project approval</p>	<p>DARM</p>	<p>X</p>				<p>X</p>	

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**Biological Resources** *(continued):*

<p><b>BIO-3</b> <i>(continued from previous page):</i>                      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><b>Verification comments:</b></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
<p><b>BIO-4:</b> 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: right;"><i>(continued on next page)</i></p>	<p>Prior to development project approval and during construction activities</p>	<p>DARM</p>	X				X	

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**Biological Resources** *(continued):*

<p><b>BIO-4</b> <i>(continued from previous page):</i>                      may continue in the vicinity of the nest only at the discretion of the biological monitor.  <b>Verification comments:</b></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
<p><b>BIO-5:</b> 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>i.e.</i>, CDFW or USFWS) on a case-by-case basis.  <b>Verification comments:</b></p>	<p>Prior to development project approval</p>	<p>DARM</p>	<p>X</p>				<p>X</p>	

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**Biological Resources** *(continued):*

<p><b>BIO-6:</b> 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><b>Verification comments:</b></p>	<p>Prior to development project approval</p>	<p>DARM</p>	<p>X</p>				<p>X</p>	
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<p><b>BIO-7:</b> 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><b>Verification comments:</b></p>	<p>Prior to development project approval</p>	<p>DARM</p>					<p>X</p>	
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**Biological Resources** *(continued):*

<p><b>BIO-8:</b> 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><b>Verification comments:</b></p>	<p>Prior to development project approval</p>	<p>DARM</p>					<p>X</p>	
<p><b>BIO-9:</b> 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><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>	<p>X</p>			<p>X</p>		

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**Biological Resources** *(continued):*

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

<p><b>CUL-1:</b> 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></p>	<p>Prior to commencement of, and during, construction activities</p>	<p>DARM</p>	<p>X</p>				<p>X</p>	

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**Cultural Resources** *(continued):*

<p><b>CUL-1</b> <i>(continued from previous page)</i></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><b>Verification comments:</b></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
<p><b>CUL-2:</b> 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 style="text-align: right;"><i>(continued on next page)</i></p>	<p>Prior to commencement of, and during, construction activities</p>	<p>DARM</p>	X					

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**Cultural Resources** *(continued):*

<p><b>CUL-2</b> <i>(continued from previous page)</i></p> <p>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.</p> <p>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</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
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Cultural Resources (continued):

<p><b>CUL-2</b> (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: right;"><i>(continued on next page)</i></p>	<p>[see Page 14]</p>	<p>[see Page 14]</p>						
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Cultural Resources (continued):

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p><b>CUL-2</b> (further continued from previous three pages)                      excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed.  <b>Verification comments:</b></p>	[see Page 14]	[see Page 14]						
<p><b>CUL-3:</b> 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:                      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                      (continued on next page)</p>	Prior to commencement of, and during, construction activities	DARM	X					

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 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><b>CUL-3</b> (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: right;"><i>(continued on next page)</i></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						

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

**Cultural Resources** *(continued):*

<p><b>CUL-3</b> <i>(further continued from previous two pages)</i></p> <p>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.</p> <p><b>Verification comments:</b></p>	<p>[see Page 17]</p>	<p>[see Page 17]</p>						
<p><b>CUL-4:</b> 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</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>Prior to commencement of, and during, construction activities</p>	<p>DARM</p>	<p>X</p>				<p>X</p>	

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

<p><b>CUL-4</b> <i>(continued from previous page)</i></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><b>Verification comments:</b></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
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**Hazards and Hazardous Materials**

<p><b>HAZ-1:</b> 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.</p> <p><b>Verification comments:</b></p>	<p>Prior to development approvals</p>	<p>DARM</p>						<p>X</p>
<p><b>HAZ-2:</b> 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.</p> <p><b>Verification comments:</b></p>	<p>Prior to development approvals</p>	<p>DARM</p>						<p>X</p>
<p><b>HAZ-3:</b> 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.</p> <p><b>Verification comments:</b></p>	<p>Prior to development approvals</p>	<p>DARM</p>						<p>X</p>

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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**Hazards and Hazardous Materials** *(continued)*:

<p><b>HAZ-4:</b> Re-designate the current vacant lots at the northeast corner of Kearney Boulevard and South Thorne Avenue to Public Facilities-Airport or Open Space.</p> <p><b>Verification comments:</b></p>	<p>Prior to development approvals</p>	<p>DARM</p>						<p>X</p>
<p><b>HAZ-5:</b> Prohibit residential uses within Safety Zone 1 northwest of the Hawes Avenue and South Thorne Avenue intersection.</p> <p><b>Verification comments:</b></p>	<p>Prior to development approvals</p>	<p>DARM</p>						<p>X</p>
<p><b>HAZ-6:</b> Establish an alternative Emergency Operations Center in the event the current Emergency Operations Center is under redevelopment or blocked.</p> <p><b>Verification comments:</b></p>	<p>Prior to redevelopment of the current Emergency Operations Center</p>	<p>Fresno Fire Department and Mayor/ City Manager's Office</p>						<p>X</p>

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<b>Hydrology and Water Quality</b>								
<p><b>HYD-1:</b> The City shall develop and implement water conservation measures to reduce the per capita water use to 215 gallons per capita per day.</p> <p><b>Verification comments:</b></p>	Prior to water demand exceeding water supply	Department of Public Utilities (DPU)					X	
<p><b>HYD-2:</b> The City shall continue to be an active participant in the Kings Water Authority and the implementation of the Kings Basin IRWMP.</p> <p><b>Verification comments:</b></p>	Ongoing	DPU					X	
<p><b>HYD-5.1:</b> 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.</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p style="text-align: right;"><i>(continued on next page)</i></p>	Prior to exceedance of capacity of existing stormwater drainage facilities	Fresno Metropolitan Flood Control District (FMFCD), DARM, and PW	X			X	X	

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**Hydrology and Water Quality** *(continued)*:

<p><b>HYD-5.1</b> <i>(continued from previous page)</i></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul> <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><b>Verification comments:</b></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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**Hydrology and Water Quality** *(continued)*:

<p><b>HYD-5.2:</b> 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"> <li>• Increase the size of the retention basin through the purchase of more land or deepening the basin or a combination for planned retention basins.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>Verification comments:</b></p>	<p>Prior to exceedance of capacity of existing retention basin facilities</p>	<p>FMFCD, DARM, and PW</p>				X	X	
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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**Hydrology and Water Quality** *(continued)*:

<p><b>HYD-5.3:</b> 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"> <li>• Modify overflow weir to maintain the suspended solids removal rates adopted by the FMFCD Board of Directors.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>Verification comments:</b></p>	<p>Prior to exceedance of capacity of existing urban detention basin (stormwater quality) facilities</p>	<p>FMFCD, DARM, and PW</p>					X	
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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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**Hydrology and Water Quality** *(continued)*:

<p><b>HYD-5.4:</b> 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"> <li>• Consult the SDMP to determine the extent and degree to which the capacity of the existing pump system will be exceeded.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>Verification comments:</b></p>	<p>Prior to exceedance of capacity of existing pump disposal systems</p>	<p>FMFCD, DARM, and PW</p>					X	
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**Hydrology and Water Quality** *(continued)*:

<ul style="list-style-type: none"> <li><b>HYD-5.5:</b> 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.</li> </ul> <p><b>Verification comments:</b></p>	Prior to development approvals in the Southeast Development Area	FMFCD, DARM, and PW					X	

**Public Services:**

<p><b>PS-1:</b> 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:</p> <ul style="list-style-type: none"> <li><i>Noise:</i> Barriers and setbacks on the fire department sites.</li> <li><i>Traffic:</i> Traffic devices for circulation and a “keep clear zone” during emergency responses.</li> <li><i>Lighting:</i> Provision of hoods and deflectors on lighting fixtures on the fire department sites.</li> </ul> <p><b>Verification comments:</b></p>	During the planning process for future fire department facilities	DARM					X	

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**Public Services** *(continued)*:

<p><b>PS-2:</b> 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"> <li>• <i>Noise:</i> Barriers and setbacks on the police department sites.</li> <li>• <i>Traffic:</i> Traffic devices for circulation.</li> <li>• <i>Lighting:</i> Provision of hoods and deflectors on lighting fixtures on the fire department sites.</li> </ul> <p><b>Verification comments:</b></p>	<p>During the planning process for future Police Department facilities</p>	<p>DARM</p>					X	
<p><b>PS-3:</b> 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: right;"><i>(continued on next page)</i></p>	<p>During the planning process for future school facilities</p>	<p>DARM, local school districts, and the Division of the State Architect</p>					X	

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**Public Services** (continued):

<p><b>PS-3</b> (continued from previous page)</p> <ul style="list-style-type: none"> <li>• <i>Noise</i>: Barriers and setbacks placed on school sites.</li> <li>• <i>Traffic</i>: Traffic devices for circulation.</li> <li>• <i>Lighting</i>: Provision of hoods and deflectors on lighting fixtures for stadium lights.</li> </ul> <p><b>Verification comments:</b></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
<p><b>PS-4:</b> 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:</p> <ul style="list-style-type: none"> <li>• <i>Noise</i>: Barriers and setbacks placed on school sites.</li> <li>• <i>Traffic</i>: Traffic devices for circulation.</li> <li>• <i>Lighting</i>: Provision of hoods and deflectors on lighting fixtures for outdoor play area/field lights.</li> </ul> <p><b>Verification comments:</b></p>	<p>During the planning process for future park and recreation facilities</p>	<p>DARM</p>					<p>X</p>	

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**Public Services** (continued):

<p><b>PS-5:</b> 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"> <li>• <i>Noise:</i> Barriers and setbacks placed on school sites.</li> <li>• <i>Traffic:</i> Traffic devices for circulation.</li> <li>• <i>Lighting:</i> Provision of hoods and deflectors on outdoor lighting fixtures</li> </ul> <p><b>Verification comments:</b></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><b>USS-1:</b> The City shall develop and implement a wastewater master plan update.</p> <p><b>Verification comments:</b></p>	<p>Prior to wastewater conveyance and treatment demand exceeding capacity</p>	<p>DPU</p>					X	
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**Utilities and Service Systems** *(continued)*:

<p><b>USS-2:</b> 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"> <li>• 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.</li> <li>• Construct an approximately 0.49 MGD expansion of the North Facility and obtain revised waste discharge permits as the generation of wastewater is increased.</li> </ul> <p><b>Verification comments:</b></p>	<p>Prior to exceeding existing wastewater treatment capacity</p>	<p>DPU</p>					<p>X</p>	
<p><b>USS-3:</b> 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: right;"><i>(continued on next page)</i></p>	<p>Prior to exceeding existing wastewater treatment capacity</p>	<p>DPU</p>					<p>X</p>	

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**Utilities and Service Systems** (continued):

<p><b>USS-3</b> (continued from previous page)</p> <p>approximately the year 2025, the City shall construct the following improvements:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>Verification comments:</b></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
<p><b>USS-4:</b> 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><b>Verification comments:</b></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>					X	

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**Utilities and Service Systems** *(continued):*

<p><b>USS-5:</b> 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"> <li>• 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.</li> <li>• 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.</li> </ul> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>Prior to exceeding capacity within the existing wastewater collection system facilities</p>	<p>DPU</p>					X	
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**Utilities and Service Systems** *(continued)*:

<p><b>USS-5</b> <i>(continued from previous page)</i></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>Verification comments:</b></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
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**Utilities and Service Systems** *(continued)*:

<p><b>USS-6:</b> 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><b>Verification comments:</b></p>	<p>Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1 of the MEIR</p>	<p>DPU</p>					X	
<p><b>USS-7:</b> 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"> <li>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.</li> </ul> <p><i>(continued on next page)</i></p>	<p>Prior to exceeding existing water supply capacity</p>	<p>DPU</p>					X	

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**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><b>USS-7</b> <i>(continued from previous page)</i></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> <p><b>Verification comments:</b></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
<p><b>USS-8:</b> 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"> <li>Construct 65 new groundwater wells, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.</li> </ul> <p><i>(continued on next page)</i></p>	<p>Prior to exceeding capacity within the existing water conveyance facilities</p>	<p>DPU</p>					X	

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**Utilities and Service Systems** *(continued):*

<p><b>USS-8</b> <i>(continued from previous page)</i></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
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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** *(continued)*:

<p><b>USS-8</b> <i>(continued from previous two pages)</i></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> <p><b>Verification comments:</b></p>	<p><i>[see Page 37]</i></p>	<p><i>[see Page 37]</i></p>						
<p><b>USS-9:</b> 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.</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>Prior to exceeding capacity within the existing water conveyance facilities</p>	<p>DPU</p>					X	

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**Utilities and Service Systems** *(continued)*:

<p><b>USS-9</b> <i>(continued from previous page)</i></p> <ul style="list-style-type: none"> <li>Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 1) within the northern part of the Southeast Development Area.</li> <li>Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 2) within the southern part of the Southeast Development Area.</li> </ul> <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><b>Verification comments:</b></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
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**Utilities and Service Systems - Hydrology and Water Quality**

<p><b>USS-10:</b> 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><b>Verification comments:</b></p>	<p>During the dry season</p>	<p>Fresno Irrigation District (FID)</p>				X		

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**Utilities and Service Systems - *Biological Resources:***

<p><b>USS-11:</b> 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: right;"><i>(continued on next page)</i></p>	<p>Prior to development approvals outside of highly urbanized areas</p>	<p>California Regional Water Quality Control Board (RWQCB), and USACE</p>				X		
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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><b>USS-11</b> <i>(continued from previous page)</i></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"> <li>i. Specific location, size, and existing hydrology and soils within the wetland creation area.</li> <li>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</li> </ul> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
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**Utilities and Service Systems - *Biological Resources* (continued):**

<p><b>USS-11</b> <i>(continued from previous two pages)</i></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 style="text-align: right;"><i>(continued on next page)</i></p>	<p><i>[see Page 41]</i></p>	<p><i>[see Page 41]</i></p>						
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**Utilities and Service Systems - *Biological Resources* (continued):**

<p><b>USS-11</b> <i>(continued from previous three pages)</i></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><b>Verification comments:</b></p>	<p>[see Page 41]</p>	<p>[see Page 41]</p>						
<p><b>USS-12:</b> 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 style="text-align: right;"><i>(continued on next page)</i></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 &amp; Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS)</p>				X		

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

<p><b>USS-12</b> <i>(continued from previous page)</i></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>(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"> <li>• The status of the species in question (e.g., officially listed by the State or Federal Endangered Species Acts).</li> <li>• The relative density and distribution of the on-site occurrence versus typical occurrences of the species in question.</li> </ul> <p><i>(continued on next page)</i></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
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**Utilities and Service Systems - *Biological Resources* (continued):**

<p><b>USS-12</b> (continued from previous two pages)</p> <ul style="list-style-type: none"> <li>The habitat quality of the on-site occurrence relative to historic, current or potential distribution of the population.</li> </ul> <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><b>Verification comments:</b></p>	<p>[see Page 44]</p>	<p>[see Page 44]</p>						
<p><b>USS-13:</b> 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 survey to determine the presence of listed vernal pool crustaceans.</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools</p>	<p>CDFW and USFWS</p>				X		

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

<p><b>USS-13</b> <i>(continued from previous page)</i></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><b>Verification comments:</b></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
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**Utilities and Service Systems - *Biological Resources* (continued):**

<p><b>USS-14:</b> When FMFCD proposes to construct drainage facilities in an area where elderberry bushes may occur:</p> <p>(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.</p> <p>(b) FMFCD shall avoid and protect all potential identified VELB habitat where feasible.</p> <p>(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> <p><b>Verification comments:</b></p>	<p>During facility design and prior to initiation of construction activities</p>	<p>CDFW and USFWS</p>				<p>X</p>		
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**Utilities and Service Systems - *Biological Resources* (continued):**

<p><b>USS-15:</b> 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.</p> <p><b>Verification comments:</b></p>	<p>Prior to ground disturbing activities during nesting season (March through July) for a project that supports bird nesting habitat</p>	<p>CDFW and USFWS</p>				X		
<p><b>USS-16:</b> When FMFCD proposes to construct drainage facilities in an area that supports bird nesting habitat:</p> <p>(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.</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>Prior to ground disturbing activities during nesting season (March through July) for a project that supports bird nesting habitat</p>	<p>CDFW and USFWS</p>				X		

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

<p><b>USS-16</b> <i>(continued from previous page)</i></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><i>(continued on next page)</i></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
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**Utilities and Service Systems - *Biological Resources* (continued):**

<p><b>USS-16</b> (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><b>Verification comments:</b></p>	<p>[see Page 49]</p>	<p>[see Page 49]</p>						
<p><b>USS-17:</b> 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: right;"><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>				X		

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

<p><b>USS-17</b> (continued from previous page)</p> <p>FMFCD berms, detention ponds or river channels shall be approved by FMFCD and the Central Valley Flood Protection Board.</p> <p><b>Verification comments:</b></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
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**Utilities and Service Systems – Recreation / Trails:**

<p><b>USS-18:</b> When FMFCD updates its District Service Plan:</p> <p>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:</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>Prior to final design approval of all elements of the District Services Plan</p>	<p>DARM, PW, City of Clovis, and County of Fresno</p>				X		

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**Utilities and Service Systems – Recreation / Trails (continued):**

<p><b>USS-18</b> (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><b>Verification comments:</b></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
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**Utilities and Service Systems – Air Quality:**

<p><b>USS-19:</b> 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 style="text-align: right;"><i>(continued on next page)</i></p>	<p>During storm water drainage facility construction activities</p>	<p>Fresno Metropolitan Flood Control District and SJVAPCD</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 – Air Quality (continued):**

<p><b>USS-19</b> (continued from previous page)</p> <p>(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.</p> <p>(c) Off-road trucks should be equipped with on-road engines if possible.</p> <p>(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.</p> <p><b>Verification comments:</b></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
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**Utilities and Service Systems – Adequacy of Storm Water Drainage Facilities:**

<p><b>USS-20:</b> 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.</p> <p><b>Verification comments:</b></p>	<p>Prior to exceeding capacity within the existing storm water drainage facilities</p>	<p>FMFCD, PW, and DARM</p>				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
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**Utilities and Service Systems – Adequacy of Water Supply Capacity:**

<p><b>USS-21:</b> 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><b>Verification comments:</b></p>	<p>Prior to exceeding existing water supply capacity</p>	<p>DPU and DARM</p>				X	X	

**Utilities and Service Systems – Adequacy of Landfill Capacity:**

<p><b>USS-22:</b> 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><b>Verification comments:</b></p>	<p>Prior to exceeding landfill capacity</p>	<p>DPU and 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



Exhibit "E"  
Project Specific Mitigation Measure Monitoring  
Checklist dated February 19, 2019

**CITY OF FRESNO  
MITIGATED NEGATIVE DECLARATION  
PROJECT SPECIFIC MITIGATION MONITORING CHECKLIST  
ENVIRONMENTAL ASSESSMENT NO. P18-00579**

Project/EA No. **P18-00579**

Date: February 19, 2019

	Mitigation Measure	Implemented By	When Implemented	Verified By
	The project shall implement and incorporate, as appropriate all mitigation measures as identified in the attached Master Environmental Impact Report No. SCH No. 2012111015 Fresno General Plan Mitigation Monitoring Checklist dated July 1, 2016.	Applicant	Processing and review of project proposal prior to approval of special permit.	City of Fresno Development & Resource Management Department (DARM) & Departments of Public Works (PW) and Utilities
IV - Biological Resources	<p>IV.1 Biological surveys are required to be conducted for the project site to determine any potential occupation of the subject property by Special Status or other Sensitive Animal Species or Natural Communities as defined in the Initial Study.</p> <ul style="list-style-type: none"> <li>➤ Surveys shall be conducted by a qualified, professional biologist or firm and shall include recommendations for any potential mitigation, buffers, or avoidance of any species present. These recommendations will be subject to review by the City of Fresno Development and Resource Management Department prior to issuance of any permits for the subject property and shall be strictly adhered to for purposes of the proposed development of the subject property.</li> <li>➤ Removal or modification of protected vegetation or threatened or endangered species' habitat shall be</li> </ul>	Applicant	Prior to recordation of a Final Map or approval of grading plans for development within any phase on any portion of the subject property.	City of Fresno DARM

**CITY OF FRESNO  
MITIGATED NEGATIVE DECLARATION  
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ENVIRONMENTAL ASSESSMENT NO. P18-00579**

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Date: February 19, 2019

	prohibited; except as may be permitted in accordance with the Mitigation Measures of the General Plan MEIR No. 2012111015.			
XVI – Transportation/Traffic	<p>This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee, per the Master Fee Schedule, 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 and the Master Fee Schedule. The current fee is \$475 per single-family living unit and \$332 per multi-family living unit.</p> <p>This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.</p> <p>Pay all applicable Regional Transportation Mitigation Fee to the Joint Powers Agency.</p>	Applicant	Prior to issuance of grading and/or building permits.	City of Fresno DARM & PW Departments
XVII – Tribal Cultural Resources	Ongoing during grading, trenching, and construction, all ground-disturbing activity in the project area shall be monitored by a qualified archaeologist and/or a Native American Monitor selected by representatives of the Table Mountain Rancheria Tribe. The archaeologist or monitor shall be authorized to redirect construction in the event that cultural material is identified in order to assess the find and recommend appropriate treatment. Should the project limits change to include areas outside of the current project area, the new areas will require a supplemental cultural resources survey and evaluation. If any cultural resources are identified during	Applicant	Prior to issuance of grading permits.	City of Fresno DARM

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MITIGATED NEGATIVE DECLARATION  
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	<p>construction activities, a qualified professional archaeologist must be contacted to assess the nature of the find and to determine appropriate mitigation measures.</p> <p>A pre-grade/pre-construction meeting shall occur prior to commencement of any ground disturbing activities; at which point in time, the contracted archaeologist or monitor shall educate construction crews regarding appropriate methodologies for determining potential presence of cultural resources as well as any other measures deemed necessary during such activities for purposes of ensuring adequate protection of such resources.</p> <p>The proposed project shall comply with all Cultural Resource related mitigation measures included within the attached Fresno General Plan Master Environmental Impact Report (MEIR) Mitigation Monitoring and Reporting Program (MMRP) for Environmental Assessment No. P18-00579 dated February 8, 2019; as follows:</p> <ul style="list-style-type: none"> <li>➤ <b>MM CUL-1:</b> 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</li> </ul>			
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**CITY OF FRESNO  
MITIGATED NEGATIVE DECLARATION  
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	<p>accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance.</p> <p>If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.</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> <ul style="list-style-type: none"> <li>➤ <b>MM CUL-2:</b> 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.</li> </ul> <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>			
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**CITY OF FRESNO  
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	<p>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.</p> <p>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 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</p>			
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	<p>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 excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed.</p> <ul style="list-style-type: none"> <li>➤ <b>MM CUL-3:</b> 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:</li> </ul> <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</p>			
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**CITY OF FRESNO  
MITIGATED NEGATIVE DECLARATION  
PROJECT SPECIFIC MITIGATION MONITORING CHECKLIST  
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	<p>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 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 resources found during the field survey or literature review shall include a</p>			
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	<p>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.</p> <p>➤ <b>MM CUL-4:</b> In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains.</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</p>			
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	<p>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>In the instance any uncovered cultural resources are discovered and determined to be of Table Mountain Rancheria tribal affiliation, the project applicant shall consult with the tribe to determine appropriate and feasible measures for the treatment of the resources in accordance with MEIR Mitigation Measure MM CUL-4.</p> <p>The project applicant shall ensure that construction crews are made aware of all existing Local, State and Federal laws as well as any applicable mitigation measures requiring construction operations to cease in the event cultural resources are discovered during excavation.</p>			
<p>X - Land Use and Planning</p>	<p>In order to further protect and not adversely impact recreational operations associated with the Fresno County Horse Park, the proposed project will be required to record a modified "Right-to-Farm" covenant prior to Final Map recordation. The covenant will acknowledge and agree that: (1) The subject property is on or near property utilized for a private recreational sports facility with horse riding courses and stables for the keeping of horses; (2) Events will occur in association with such use that may generate odors, dust and noise; and, (3) The future residents of the subject property should be prepared to accept the inconveniences and discomfort</p>	<p>Applicant</p>	<p>Prior to recordation of a Final Map or approval of grading plans for development within any phase on any portion of the subject property.</p>	<p>City of Fresno DARM &amp; PW Departments</p>

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	associated with such activities and operations.			
XIV – Public Services	<p>Lot coverage will be required to be provided to the FMFCD prior to submittal of improvement plans. The final drainage fee will be calculated commensurate with the lot coverage provided by the developer. The lot coverage calculated by the FMFCD includes the front yard walkway, sidewalk walkway and the rear yard patio equaling an additional 6% of impervious area in addition to the City typical lot coverage calculation.</p> <p>If the lot coverage indicates a density higher than Master Planned, then the proposed project shall mitigate the impacts of the increased runoff from the proposed use to a rate that would be expected if developed in accordance with the density Master Planned. 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 the proposed land use, to a two-year discharge which would be produced by the property if developed with consistent with Master Planned facilities. Implementation of the mitigation measures may be deferred to until time of development.</p>	Applicant	Prior to recordation of a Final Map or approval of grading plans for development within any phase on any portion of the subject property.	City of Fresno DARM & Fresno Metropolitan Flood Control District (FMFCD)

Exhibit "F"  
Agency Comments

**JUN 19 2018**

**RECEIVED**

**JUN 21 2018**

**DARM - DEVELOPMENT SERVICES  
CITY OF FRESNO**

Planning Department  
City of Fresno  
2600 Fresno St., 3rd Floor  
Fresno, CA 93721-3604

**Re: Air Impact Assessment (AIA) Application Approval**  
**ISR Project Number: C-20180183**  
**Land Use Agency: City of Fresno**  
**Land Use Agency ID Number: GPA TTM - Tract No. 6195**

To Whom It May Concern:

The San Joaquin Valley Air Pollution Control District (District) has approved the Air Impact Assessment (AIA) application for the Tract 6195 Tapestry 3 project, located at North Thiele Avenue and West Oak Avenue in Fresno, California. The District has determined that the mitigated baseline emissions for construction and operation will be less than two tons NOx per year and two tons PM10 per year. Pursuant to District Rule 9510 Section 4.3, this project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the District has determined that this project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees.

Pursuant to District Rule 9510, Section 8.4, the District is providing you with the following information:

- A notification of AIA approval (this letter)
- A statement of tentative rule compliance (this letter)
- An approved Monitoring and Reporting Schedule
- A copy of the Air Impact Assessment Application

Certain emission mitigation measures proposed by the applicant may be subject to approval or enforcement by the City of Fresno. No provision of District Rule 9510 requires action on the part of the City of Fresno, however, please review the enclosed list of mitigation measures and notify the District if the proposed mitigation measures are inconsistent with your agency's requirements for this project. The District can provide the detailed emissions analysis upon request.

**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

Page 2

If you have any questions, please contact Ms. Stephanie Pellegrini at (559) 230-5820.

Sincerely,

Arnaud Marjollet  
Director of Permit Services



Brian Clements  
Program Manager

AM: sp

Enclosures

# Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

Project Name:	TRACT 6195 TAPESTRY 3
Applicant Name:	CENTURY COMMUNITIES
Project Location:	N. THIELE AVENUE N. THIELE AVE. AND W. OAK AVE. APN(s): 504-050-02, 504-130-12
Project Description:	LAND USE: Residential - 89 Dwelling Unit - Single Family Housing Residential - 89 Dwelling Unit - Single Family Housing Residential - 89 Dwelling Unit - Single Family Housing Residential - 89 Dwelling Unit - Single Family Housing Residential - 89 Dwelling Unit - Single Family Housing ACREAGE: 17.75
ISR Project ID Number:	C-20180183
Applicant ID Number:	C-302911
Permitting Public Agency:	CITY OF FRESNO
Public Agency Permit No.	GPA TTM - TRACT NO. 6195

## Existing Emission Reduction Measures

Enforcing Agency	Measure	Quantification	Notes
There are no Existing Measures for this project.			

## Non-District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Source Of Requirements
CITY OF FRESNO	Improve Walkability Design	140.5 Nodes/square mile	Existing development
CITY OF FRESNO	Improve Destination Accessibility	11.3 miles (distance to downtown or job center)	Existing land use
CITY OF FRESNO	Improve Pedestrial Network	Within Project Site and Connecting Off-Site	Design Standards
CITY OF FRESNO	Hearth	Only natural gas hearth	Building plans/permits

Number of Non-District Enforced Measures: 4

## District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operational Dates	For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable.	(Compliance Dept. Review)	Ongoing

## Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

(District Enforced Emission Reduction Measures Continued)

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operation - Recordkeeping	For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.	(Compliance Dept. Review)	Ongoing
SJVAPCD	Construction and Operation - Exempt from Off-site Fee	For each project phase, within 30-days of issuance of the first certificate of occupancy, if applicable, submit to the District a summary report of the construction start, and end dates, and the date of issuance of the first certificate of occupancy. Otherwise, submit to the District a summary report of the construction start and end dates within 30-days of the end of each phase of construction.	(Compliance Dept. Review)	Ongoing

Number of District Enforced Measures: 3





# San Joaquin Valley Air Pollution Control District



## Indirect Source Review (ISR) - Air Impact Assessment (AIA) Residential/Non-Residential/Mixed-Use Application Form

<b>A. Applicant Information</b>			
Applicant/Business Name: Century Communities			
Mailing Address: 7815 N. Palm Ave.	City: Fresno	State: CA	Zip: 93711
Contact: Dennis Gaab	Title: Vice President, Forward Planning		
Is the Applicant a licensed state contractor? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please provide State License number:			
Phone: 559.256.8618	Fax:	Email: dennis.gaab@centurycommunities.com	
<b>B. Agent Information (if applicable):</b> 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.			
Agent/Business Name: Mitchell Air Quality Consulting			
Mailing Address: 1164 E. Decatur Ave.	City: Fresno	State: CA	Zip: 93720
Contact: Dave Mitchell	Title: Owner/Senior AQ Scientist		
Phone: 559.246.3732	Fax:	Email: dmitchell@mitchellaq.com	
<b>C. Project Information</b>			
Project Name: Tract 6195 Tapestry 3		Tract Number(s) (if known): 6195	
Project Location	Street: N. Thiele Avenue	City: Fresno	Zip: 93722
Cross Streets: N. Thiele Ave. and W. Oak Ave.		County: Fresno	
Permitting Agency: City of Fresno		Planner: Will Tackett	
Mailing Address: 2600 Fresno Street	City: Fresno	State: CA	Zip: 93721
Permit Type and Number (if known): GPA TTM	Subject to Project-Level Discretionary Approval? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Last Project-Level Discretionary Approval Date: TBD Last Project-Level Ministerial Approval Date: _____		
<b>D. Project Description</b>			
Please briefly describe the project (e.g.: 300 multi family residential units apartments and 35,000 square feet of commercial uses): <b>89 lot single family medium density subdivision on 17.58 acres.</b>			
Please check the box next to each applicable land use below:			Select land use setting below:
<input type="checkbox"/> Commercial / Retail	<input type="checkbox"/> Educational	<input type="checkbox"/> Office	<input type="checkbox"/> Warehouse
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Government	<input type="checkbox"/> Industrial	<input type="checkbox"/> Distribution Center
<input type="checkbox"/> Recreational (e.g. park)	<input type="checkbox"/> Medical	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Other:
			<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural
<b>E. Notice of Violation</b>		<b>F. Voluntary Emission Reduction Agreement</b>	
Is this application being submitted as a result of receiving a Notice of Violation (NOV) from the District? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, NOV # _____		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, VERA # _____	
<b>G. Optional Section</b>			

Do you want to receive information at the Healthy Air Living Business Partners Presentation?  Yes  No

**FOR APCD USE ONLY**

Filing Fee Received: <b>#512.00</b>	Check #: <b>203723</b>	<b>Date Stamp: Finance</b>	<b>Date Stamp: Permit</b> MAY 21 2018
Date Paid:	Project #: <b>C20180183</b>		Permits Services SJVAPCD
Applicant #: <b>302911</b>			

**H. Parcel and Land Owner Information**

	APN (000-000-00 Format)	Gross Acres	Land Owner
1.	504-050-02	14.48	BMCH California, LLC a Delaware limited liability company
2.	504-130-12	3.27	BMCH California, LLC a Delaware limited liability company
3.			
4.			

Additional sheets for listing APN numbers can be found on the District's website at [www.valleyair.org](http://www.valleyair.org).

**I. Project Development and Operation**

Will the project require demolition of existing structures?  Yes, complete I-1  No, complete I-2

**I-1. Demolition**

Total square feet of building(s) footprint to be demolished:	Number of Building Stories:
Demolition Start Date (Month/Year):	Number of Days for Demolition:

**I-2. Timing**

Expected number of work days per week during construction? <input checked="" type="checkbox"/> 5 days <input type="checkbox"/> 6 days <input type="checkbox"/> 7 days	Will the project be developed in multiple phases? <input type="checkbox"/> Yes, complete I-3 <input checked="" type="checkbox"/> No, complete I-4
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**I-3. Phased Site Development and Building Construction**

In addition to the information below the applicant may submit a phase specific activity timeline. The phase specific activity timeline form can be found on the District's website at [www.valleyair.org](http://www.valleyair.org).

	Start of Construction (Month/Year):	Gross Acres:
1	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
	Start of Construction (Month/Year):	Gross Acres:
2	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
	Start of Construction (Month/Year):	Gross Acres:
3	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
	Start of Construction (Month/Year):	Gross Acres:
4	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):



**I-4. Single Phase Develop. . . . .**

Start of Construction (Month/Year): <b>December/2018</b>	Gross Acres: <b>17.58</b>
End of Construction (Month/Year): <b>June/2021</b>	Net Acres (area devoted to buildings/structures): <b>3.68</b>
First Date of Occupation (Month/Year): <b>November/2019</b>	Paved Parking Area (# of Spaces):
Building Square Footage: <b>160,200</b>	Number of Dwelling Units: <b>89</b>

**J. On-Site Air Pollution Reductions (Mitigation Measures)**

Listed below are categories of possible mitigation measures that will reduce a project's impact on air quality. If a category is applicable to the project, check "Yes", and please complete the corresponding page to identify specific mitigation measures within that category. If a category is not applicable to the project, check "No".

1. Construction Clean Fleet (making a commitment to using a construction fleet that will achieve the emission reductions required by District Rule 9510)

- Yes, please complete mitigation measure 1  
 No

2. Land Use/Location (e.g. increased density, improve walkability design, increase transit, etc.)

- Yes, please complete applicable mitigation measures 2a through 2f  
 No

3. Neighborhood/Site Enhancements (e.g. improve pedestrian network, traffic calming measures, NEV network, etc.)

- Yes, please complete applicable mitigation measures 3a through 3c  
 No

4. Parking Policy/Pricing (e.g. parking cost, on-street market pricing, limit parking supply, etc.)

- Yes, please complete applicable mitigation measure 4a through 4e  
 No

5. Commute Trip Reduction Programs (e.g. workplace parking charge, employee vanpool/shuttle, ride sharing program, etc.)

- Yes, please complete applicable mitigation measures 5a through 5f  
 No

6. Building Design (e.g. woodstoves or fireplaces)

- Yes, please complete mitigation measure 6  
 No

7. Building Energy (e.g. exceed title 24, electrical maintenance equipment)

- Yes, please complete applicable mitigation measures 7a through 7b  
 No

8. Solar Panels (e.g. incorporate solar panels in the project)

- Yes, please complete applicable mitigation measure 8  
 No

9. Electric Vehicle (EV) Charger (e.g. incorporate EV charger(s) in the project)

- Yes, please complete applicable mitigation measure 9  
 No

**K. Review Period**

You may request a five (5) day period to review a draft of the District's analysis of your project before it is finalized. However, if you choose this option, it will delay the project's finalization by five (5) business days.

- I request to review a draft of the District's analysis.

### L. Fee Deferral Schedule

If the project's on-site air pollution reductions (mitigation measure) insufficiently reduced air pollution as outlined in Rule 9510, an off-site fee is assessed based on the excess air pollution. The money collected from this fee will be used by the District to reduce air pollution emissions 'off-site' on behalf of the project.

An Applicant may request a deferral of all or part of the 'off-site' fees up to, but not to exceed, the start date of construction. The start of construction is any of the following, whichever occurs first: start of grading, start of demolition, or any other site development activities not mentioned above.

I request a Fee Deferral Schedule, and have enclosed the Fee Deferral Schedule Application.

The Fee Deferral Schedule Application, can be found on the District's website at [www.valleyair.org](http://www.valleyair.org).

### M. Change of Project Developer

The Applicant assumes all responsibility for ISR compliance for this project. If the project developer changes, the Applicant must notify the Buyer, and both Buyer and Applicant must file a 'Change of Project Developer' form with the District. If there is a change of project developer, and a 'Change of Project Developer' form is not filed with the District, the Applicant will remain liable for ISR compliance.

The Change of Project Developer form can be found on the District's website at [www.valleyair.org](http://www.valleyair.org).

### N. Attachments

#### Required:

- Tract Map or Project Design Map
- Vicinity Map
- Application Filing Fee  
\$767.00 for mixed use and non-residential projects OR  
\$512.00 for residential projects only

#### If applicable:

- Letter from Applicant granting Agent authorization
- Fee Deferral Schedule Application
- Monitoring & Reporting Schedule
- Supporting documentation for selected Mitigation Measures

### O. Certification Statement

I certify that I have reviewed and completed the entire application and hereby attest that the information relayed within is true and correct to the best of my knowledge. I commit to implementation of those on-site mitigation measures that I have selected above. I am responsible for notifying the District if I will be unable to implement these mitigation measures. If a committed mitigation measure is not implemented, the project may be re-assessed for air quality impacts.

(An authorized Agent may sign the form in lieu of the Applicant if an authorization letter signed by the Applicant is provided).

Name (printed): David M. Mitchell

Title: Owner/Senior Air Quality Scientist

Signature: David M. Mitchell

Date: May 18, 2018



**DATE:** ~~September 13, 2017~~ **Revised June 18, 2018**

**TO:** **Andreina Aguilar** ~~Ricky Caperton~~, Development Services/Planning  
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. 6195 REGARDING MAINTENANCE REQUIREMENTS

**LOCATION:** **West side of North Thiele Avenue, south of San Joaquin River**

**APN:** **504-050-2, 504-130-12**

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.

<b>ATTENTION:</b>			
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 <b>prior</b> to final map approval.			
X	<b>CFD Annexation Request Package</b>	Ann Lillie	(559) 621-8690 <a href="mailto:ann.lillie@fresno.gov">ann.lillie@fresno.gov</a>

The Community Facilities District annexation process takes from three to four months and SHALL be completed prior to final map approval. INCOMPLETE Community Facilities District (“CFD”) Annexation Request submittals may cause delays to the annexation process and final map approval.

All applicable construction plans for this development shall be submitted to the appropriate City Department for review and approval **prior** to the CFD process.

- a. **Landscape and Irrigation Plans are required to be approved prior to the finalization of the CFD process and the approval of the final map.**
- b. **Proposed park amenities shall be reviewed and approved by the Building & Safety Services Division or as approved in writing by the City Engineer at time of submittal for the CFD process and prior to final map approval.**

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.

Any change affecting the items in these conditions shall require a revision of this letter.

**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 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. 11 ("CFD No. 11").

The following public improvements (Existing and Proposed) are eligible for Services by CFD No. 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; including without limitation, the median island (1/2, if fronting only one side of median), parkways, buffers, street entry medians and sides (**10' wide minimum landscaped areas allowed**) in **all Local and Major Streets**.
- All landscaping, trees, irrigation systems, hardscaping and amenities within Outlots, open spaces and trails.
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, median island concrete maintenance band and cap (1/2, if fronting only one side of median), and street lights in **all Major Streets**.
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, and street entry and interior median island curbing and hardscape, street paving, street name signage and street lights in **all 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. 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. 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. 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. 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. 11 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](mailto:ann.lillie@fresno.gov)

## Fresno County Department of Health

### Recommended Conditions of Approval:

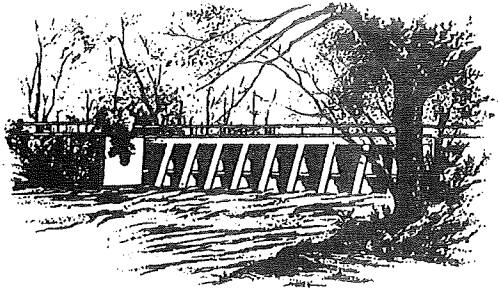
- Construction permits for the development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- 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.
- The proposed future 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.

Kevin Tsuda (559) 600-3271, [ktsuda@co.fresno.ca.us](mailto:ktsuda@co.fresno.ca.us)





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

June 12, 2018

Andreina Aguilar  
Development & Resource Management  
City of Fresno  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

RE: Vesting Tentative Tract Map No. 6195 (P18-00579)  
N/E Herndon and Weber avenues

Dear Ms. Aguilar:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Tract Map No. 6195 which the applicant proposes to subdivide 17.58 acres into a 89 lot single family residential subdivision, APN's: 504-050-02 and 12. FID has the following comments:

1. FID does not own, operate, or maintain any facilities located on the subject property as shown on the attached FID exhibit map.
2. For informational purposes, FID's Epstein No. 48 runs northwesterly along the west side of Parkway Drive approximately 2,400 feet southwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Parkway Drive or in the vicinity of the pipeline, FID requires it review and approve all plans.
3. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area was historically open land with little to no water use. 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 recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water and recycled water, if available, in order to preclude increasing the area's existing groundwater overdraft problem.

4. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Fresno should consider the impacts of the development on the City's ability to comply with requirements of SGMA.
5. It should be noted that without the use of surface water, continued dependence on solely a groundwater supply will do nothing to reverse or correct the existing overdraft of the groundwater supply beneath the City of Fresno and FID service area. As this project will "harden" or make firmer the need for water, the long-term correction of the groundwater overdraft should be considered as a requirement of the project.

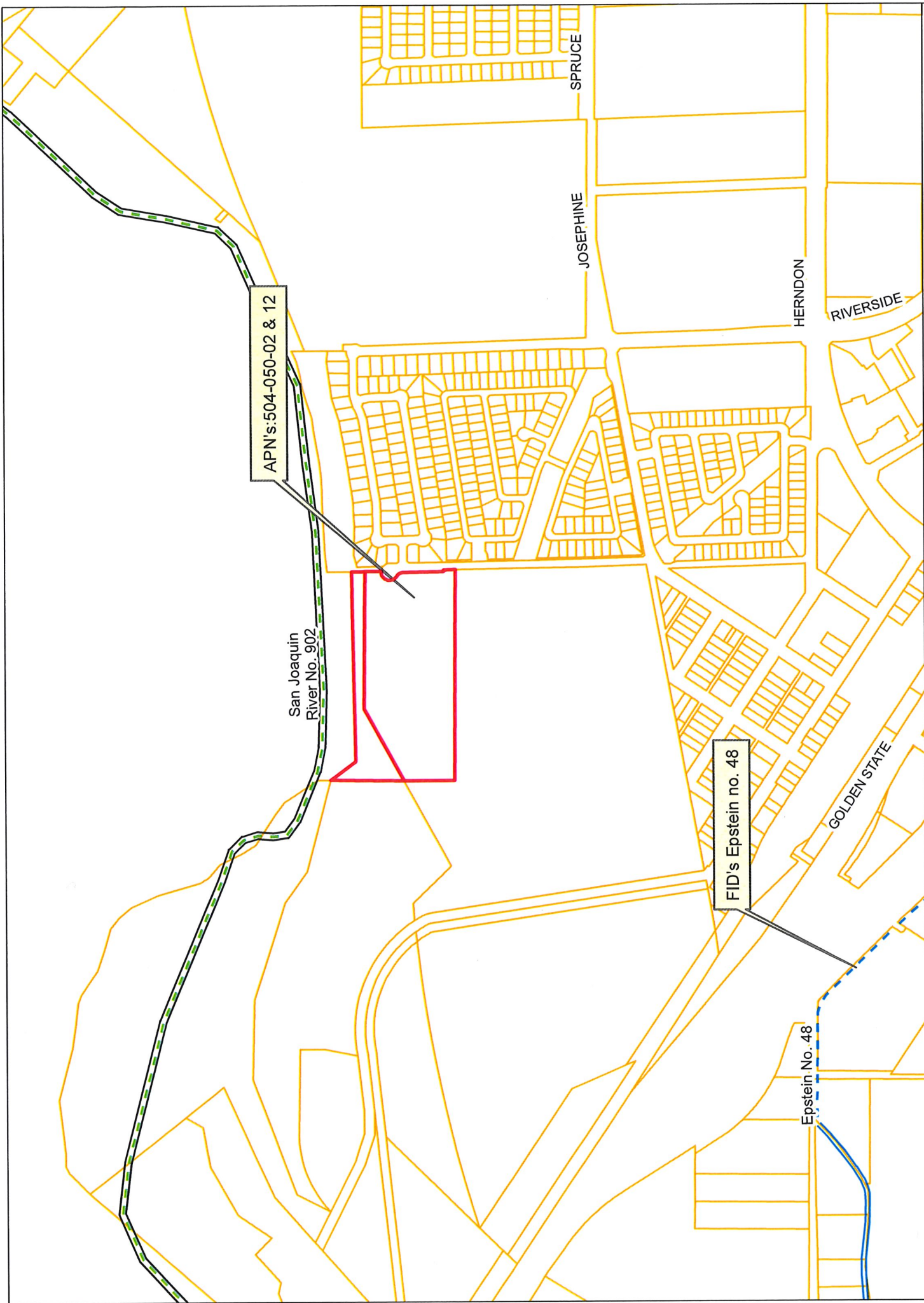
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or [jlandrith@fresnoirrigation.com](mailto:jlandrith@fresnoirrigation.com).

Sincerely,



Laurence Kimura, P.E.  
Chief Engineer

Attachment



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

**Legend**

- Parcel
- Stream Group
- Other-Creek/River
- Other-Pipeline
- FID Pipeline
- Private Pipeline
- Abandoned Pipeline
- FID Canal
- Private Canal
- Abandoned Canal
- FID Boundary
- Railroad
- Streets & Hwys
- FMFCD Acquired Basins
- FMFCD Proposed Basins

0 362.5 725 Feet

1 inch = 721.28 feet

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**File Date:** [05/22/2018](#)

**Application Status:** [In Review](#)

**Application Type:** [Tentative Map Tract](#)

**Application Detail:** [Detail](#)

**Description of Work:** [General Plan Amendment, Rezoning, and Tentative Tract Map No. 6195 application fo](#)

**Application Name:** [Tract 6195](#)

**Address:** [0 # NONE ASSIGNED , 3885 FRESNO, CA 93722](#)

**Owner Name:** [BMCH CALIFORNIA LLC](#)

**Owner Address:** [7815 N PALM #101, , FRESNO, CA 93711](#)

**Parcel No:** [50413012](#)

Contact Info:	Name	Organization Name	Contact Type
	<a href="#">Urpi Arriola</a>	<a href="#">Precision Civil...</a>	Applicant
	<a href="#">BMCH CALIFORNIA LLC</a>	<a href="#">BMCH CALIFORNIA...</a>	Subdivider

Licensed Professional	License Number	License Type	Name
J			
Custodian			
			Notify Re

Due 6/14

PROPOSED GENERAL PLAN LAND USE

Residential Low Density (1-3.5 D.U./acre)	Residential M
Residential High Density (30-45 D.U./acre)	Commercial M
Commercial General	Commercial R
Corridor/Center Mixed Use	Regional Mixe
Employment Regional Business Park	Employment L
Open Space, Community Park	Open Space, F
Open Space, Neighborhood Park	Open Space, C
Open Space, Ponding Basin (Park use)	Open Space, F
Public Facilities, Elementary & Middle School	Public Faciliti
Public Facilities, School with Park	Public Faciliti

**Master Application Form** #: \_\_\_\_\_

Check all that apply:

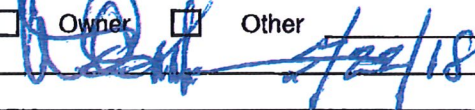
<input checked="" type="checkbox"/>	Plan Amendment	<input type="checkbox"/>	Site Plan Review	<input type="checkbox"/>	Amendment	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
<input checked="" type="checkbox"/>	Rezone	<input type="checkbox"/>	Variance	<input type="checkbox"/>	Revised Exhibit	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Minor Deviation	<input type="checkbox"/>	Easement Encroachment				
<input checked="" type="checkbox"/>	Tentative Tract Map	<input type="checkbox"/>	Tentative Parcel Map	<input type="checkbox"/>	Lot Line Adjustment				
<input type="checkbox"/>	Voluntary Parcel Merger	<input type="checkbox"/>	Fresno Green Project	<input type="checkbox"/>	Public Art Project				
<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Other:						

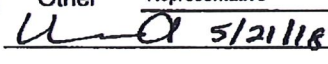
Project Name: VTTM 6195  
 Project Address: West Side of North Thiele Ave, South of the San Joaquin River A.P.N 504-050-02, 504-130-12  
 Size of Site: \_\_\_\_\_ Sq. Ft. 17.58 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) No  
 Project Description (attach additional pages if necessary): \_\_\_\_\_  
General Plan Amendment, Rezoning, and Tentative Tract Map No. 6195 application for a single family residential subdivision.

Zoning Designation: RS-5 General Plan Designation: Medium Density Residential  
 List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): \_\_\_\_\_

**Please read carefully before signing or filing.**

Submission of this application does not imply approval of this permit by the Planning and Development Department. Application approval will become null and void if it is determined that approval was based on omissions or inaccurate information submitted by the applicant.

**PRIMARY CONTACT, check all that apply**  Applicant  Owner  Other  
 Name: Dennis M. Gaab Signature:   
 Company/Organization: Century Communities  
 Address: 7815 N. Palm Avenue, Suite 101 City: Fresno Zip: 93711  
 Email: Dennis.Gaab@centurycommunities.com Phone: (559) 256-8616

**Check all that apply**  Applicant  Owner  Other Representative  
 Name: Urpi Arriola Signature:   
 Company/Organization: Precision Civil Engineering  
 Address: 1234 O Street City: Fresno Zip: 93721  
 Email: uarriola@precisioneng.net Phone: (559) 449-4500

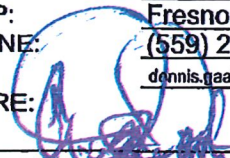

**Check all that apply**  Applicant  Owner  Other \_\_\_\_\_  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Company/Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Note: This application will not be accepted for processing without the mandatory attachments. Please see the corresponding **Application Submittal Requirements** for the checklist(s) of required documents.

**FOR INTERNAL USE ONLY**

DEVELOPMENT PARTNERSHIP CENTER			
Received By:		Date:	
Verification By:		Date:	
Application Fee:		EA Fee:	
PZ No:		Zone District:	

## Environmental Assessment Application

<p>1. APPLICANT'S NAME: <u>Dennis M. Gaab</u>          ADDRESS: <u>7815 N Palm Ave, Ste 101</u>          CITY &amp; ZIP: <u>Fresno, CA 93711</u>          TELEPHONE: <u>(559) 256-8616</u>          EMAIL: <u>dennis.gaab@centurycommunities.com</u>          SIGNATURE: <u> 5/22/18</u></p>	<p>2. CONSULTANT'S NAME: <u>Urpi Arriola</u>          ADDRESS: <u>1234 O Street</u>          CITY &amp; ZIP: <u>Fresno, CA 93721</u>          TELEPHONE: <u>(559)449-4500</u>          EMAIL: <u>uarriola@precisioneng.net</u>          SIGNATURE: <u> 5/21/18</u></p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Applicant's Consultant (if any) will only be sent a copy of the completed environmental findings. If box is checked, the applicant will also be sent a copy

3. DESCRIPTION OF PROPOSED PROJECT:

3a. Narrative Description – Describe outstanding characteristics, including architectural characteristics, type of construction, number of stories, activities resulting from the proposed project and other major features:

General Plan Amendment, Rezoning, and Tentative Tract Map No. 6195, a single family residential subdivision.

3b. Area of Parcel: 17.58 acres Acres or Square Feet \_\_\_\_\_

3c. Proposed Project is located on the: West (side of) North Thiele Avenue  
 between the San Joaquin River and North Josephine Avenue

Street Address: \_\_\_\_\_

3d. Existing Zoning: PR, PI 3e. Assessor's Parcel Number: 504-050-02, 504-130-12

3f. Related entitlement (indicate by )

- Rezoning: Proposed Zone(s) RS-5
- Tentative Tract Map; if known, TT Map No. 6195
- Site Plan Review \_\_\_\_\_
- Conditional Use Permit \_\_\_\_\_
- Parcel Map \_\_\_\_\_
- Other, Identify: \_\_\_\_\_

4. IF RESIDENTIAL USE is proposed, number of dwelling units: 89

5. IF NON-RESIDENTIAL USE is proposed, identity: \_\_\_\_\_

5a. Non-residential Floor area: \_\_\_\_\_

5b. Estimated total number of employees: \_\_\_\_\_

5c. Total Number of off-street parking spaces provided: \_\_\_\_\_

**FOR STAFF USE ONLY**

PLANNING & DEVELOPMENT DEPARTMENT – CITY OF FRESNO

Application No. \_\_\_\_\_

Date: \_\_\_\_\_

P & Z No. \_\_\_\_\_

Received By: \_\_\_\_\_

**Environmental Assessment Application**

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6. If this project involves a Site Plan Review and/or rezoning for an industrial use, describe in detail the use intended (such as sheet metal fabrication, auto body painting, warehouse, meat packing, frozen food processing, truck trailer assembly, etc.):

N/A

---

7. Identify probable sources of noise generated by the proposed project that affect the surrounding area. If noise is considered moderate or severe, describe measures to be taken to reduce the effect.

Noise generated by the proposed project will be that of a standard residential zone.

---

8. Describe known sources of noise in the vicinity that may impinge upon the proposed project site:

N/A

---

9. Describe other characteristics of the proposed project that will cause smoke, odors, or gases:

N/A

---

10. Describe existing structures on the site and other site characteristics:

Vacant open land

11. Describe the existing use of the site and other site characteristics:

Vacant

12. Adjoining Land Uses: (Example: North – new single story apartments)

North	San Joaquin River
South	Vacant land
East	Single family residential
West	Public facilities PG&E Substation

---

13. Is the proposed project site within 200 yards of an existing or proposed freeway?  Yes  No;  
Within 200 yards of a railroad?  Yes  No

14. It is the applicant's opinion that significant adverse effects on the environment  will  will not result from the proposed project.

15. Other comments or information. Attach additional sheets if necessary.

**SITE INFORMATION**

<b>LAND USE</b> EXISTING: VACANT LAND PROPOSED: MEDIUM DENSITY RESIDENTIAL	<b>ASSESSOR'S PARCEL NUMBERS</b> 504-050-02, 504-130-12
<b>ZONING</b> EXISTING: PR, PI PROPOSED: RS-5/UM	<b>SITE LOCATION</b> WEST SIDE OF NORTH THREE AVENUE, SOUTH OF THE SAN JOAQUIN RIVER
<b>SITE AREA</b> GROSS AREA = 17.584 ACRES NET AREA = 17.508 ACRES	<b>SUBDIVIDER</b> CENTURY COMMUNITIES 7815 NORTH PALM AVENUE FRESNO, CA 93711 559-439-4464
<b>NUMBER OF LOTS</b> 69	<b>OWNER</b> EMCH CALIFORNIA, LLC. A DELAWARE LIMITED LIABILITY COMPANY
<b>AVERAGE LOT AREA</b> 5,667 SQ. FT.	<b>SOURCE OF TELEPHONE</b> SBC
<b>DENSITY</b> 5.01 UNITS PER ACRE	<b>SOURCE OF GAS</b> PG&E
<b>SOURCE OF WATER</b> CITY OF FRESNO	<b>SOURCE OF CABLE TV</b> COMCAST
<b>SOURCE OF SEWAGE DISPOSAL</b> CITY OF FRESNO	
<b>SOURCE OF ELECTRICITY</b> PG&E	

**NOTES:**

1. RESIDENTIAL USE INTENDED ON ALL LOTS OF THE PROPOSED SUBDIVISION.
2. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY ZONING CODES.
3. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
4. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS.
5. EACH INDIVIDUAL PAD SHALL SUBMIT FOR A BUILDING PERMIT.
6. THE PROPOSED PROJECT WILL NOT BE PHASED.
7. NO EXISTING TREES ARE IN THE SUBJECT PROPERTY.
8. ALL EXISTING STRUCTURES ON-SITE SHALL BE REMOVED INCLUDING CONCRETE SLABS.
9. ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS.
10. PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS INSTRUCTED BY THE UTILITY AGENCIES, DRAINAGE FACILITIES AS REQUIRED, AND CONSTRUCTION OF ROADWAYS IMPROVEMENTS.
11. THIS SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY SOURCES. THE MAJORITY OF LOTS (65.42%) ARE ORIENTATED IN A NORTH-SOUTH DIRECTION.
12. NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
13. ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS.
14. 109,000 SF (2.52 ACRES) OPEN SPACE PROVIDED  
(OPEN SPACE REQUIRED 0.001884 ACRE X 89 UNITS = 0.17 ACRES)  
PER ORDINANCE NO. 2016-57.
15. THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY.
16. NO CANNALS OR PRIVATE DITCHES EXIST ON SUBJECT PROPERTY.

**LEGAL DESCRIPTION**

THE LAND REFERRED TO BELOW IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL ONE:**

LOT 7 IN SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST, MOUNT DUBLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, EXCEPT THE SOUTH 25 ACRES THEREOF.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OUTCLAIMED TO THE STATE OF CALIFORNIA IN THE DOCUMENT DATED MARCH 25, 2005 AND RECORDED AUGUST 15, 2005, INSTRUMENT NO. 2005-0187110, OFFICIAL RECORDS, FRESNO COUNTY RECORDS.

**PARCEL TWO:**

A PARCEL OF LAND SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND LYING WITHIN THE EXTERIOR BOUNDARIES OF FRACTIONAL SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST, MOUNT DUBLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID PARCEL BEING ALL THAT LAND WITHIN SAID FRACTIONAL SECTION 32 LYING ADJACENT TO LOT 7 AND LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE AS OUTCLAIMED IN THE BOUNDARY LINE AGREEMENT EXECUTED BY THE STATE OF CALIFORNIA AND BETWEEN RIVERFRONT VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED MARCH 5, 2005 AND RECORDED AUGUST 15, 2005, INSTRUMENT NO. 2005-0187110, OFFICIAL RECORDS, FRESNO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE HIGH WATER LINE OF THE SAN JOAQUIN RIVER AS SAID LINE IS SHOWN ON SHEET 16 OF 27 OF THE ADMINISTRATIVE MAP OF THE SAN JOAQUIN RIVER DATED APRIL 1992, ON FILE IN THE OFFICES OF THE CALIFORNIA STATE LANDS COMMISSION, SAID POINT BEARS SOUTH 8° 30' 30" EAST, 2166.91 FEET FROM A 1/2" REBAR MARKING THE NORTHEAST CORNER OF SAID SECTION 32, T. 12 S., R. 19 E., M. D. B. & M. AND AS SHOWN ON SAID SHEET 16, SAID CORNER HAVING CALIFORNIA ZONE 4 (NAD 83) COORDINATES OF N= 2,194,376.579 FEET AND E= 8,292,465.785 FEET; THENCE ALONG SAID HIGH WATER LINE THE FOLLOWING COURSES: THENCE SOUTH 71° 12' 14" WEST, 79.20 FEET; THENCE SOUTH 71° 11' 05" WEST, 80.79 FEET; THENCE SOUTH 75° 08' 17" WEST, 66.59 FEET; THENCE SOUTH 77° 08' 28" WEST, 56.70 FEET; THENCE SOUTH 83° 25' 29" WEST, 67.95 FEET; THENCE SOUTH 83° 53' 53" WEST, 68.20 FEET; THENCE SOUTH 75° 53' 48" WEST, 78.18 FEET; THENCE SOUTH 80° 23' 49" WEST, 81.23 FEET; THENCE SOUTH 73° 01' 57" WEST, 94.37 FEET; THENCE SOUTH 70° 59' 08" WEST, 87.16 FEET; THENCE SOUTH 83° 34' 07" WEST, 78.03 FEET; THENCE SOUTH 79° 21' 06" WEST, 84.12 FEET; THENCE SOUTH 79° 18' 56" WEST, 91.40 FEET; THENCE SOUTH 82° 30' 44" WEST, 93.90 FEET; THENCE SOUTH 87° 33' 06" WEST, 86.62 FEET; THENCE SOUTH 88° 41' 17" WEST, 115.06 FEET; THENCE SOUTH 86° 52' 45" WEST, 121.18 FEET; THENCE SOUTH 86° 10' 34" WEST, 133.29 FEET; THENCE SOUTH 84° 53' 57" WEST, 125.71 FEET; THENCE SOUTH 84° 41' 04" WEST, 85.48 FEET; THENCE SOUTH 85° 35' 59" WEST, 88.34 FEET; THENCE NORTH 87° 51' 30" WEST, 60.89 FEET; THENCE NORTH 85° 50' 31" WEST, 75.43 FEET; THENCE SOUTH 81° 45' 23" WEST, 76.42 FEET; THENCE SOUTH 89° 02' 04" WEST, 55.98 FEET; THENCE SOUTH 81° 03' 25" WEST, 85.03 FEET; THENCE SOUTH 81° 51' 15" WEST, 79.04 FEET; THENCE SOUTH 78° 27' 48" WEST, 100.42 FEET; THENCE NORTH 89° 18' 53" WEST, 55.44 FEET; THENCE NORTH 74° 55' 53" WEST, 55.83 FEET; THENCE SOUTH 82° 43' 30" WEST, 48.25 FEET; THENCE SOUTH 89° 18' 19" WEST, 60.78 FEET; THENCE NORTH 82° 14' 25" WEST, 68.27 FEET; THENCE NORTH 81° 37' 20" WEST, 74.04 FEET; THENCE NORTH 65° 43' 41" WEST, 72.41 FEET; THENCE NORTH 64° 00' 00" WEST, 73.11 FEET; THENCE NORTH 85° 02' 52" WEST, 37.19 FEET; THENCE NORTH 68° 01' 53" WEST, 112.72 FEET; THENCE NORTH 64° 11' 11" WEST, 180.35 FEET TO THE END OF THE HEREBY DESCRIBED LINE, AS CONVEYED TO RIVERFRONT VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY INSTRUMENT RECORDED AUGUST 15, 2005, AS INSTRUMENT NO. 2005-0187110, OFFICIAL RECORDS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING EASTERLY OF THE EAST LINE (AND THE NORTHERLY EXTENSION THEREOF) OF SAID GOVERNMENT LOT 7 IN SAID SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST, M. D. B. & M., ACCORDING TO THE OFFICIAL PLAT THEREOF.

504-050-02 AND 504-130-12

**LEGEND**

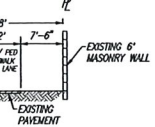
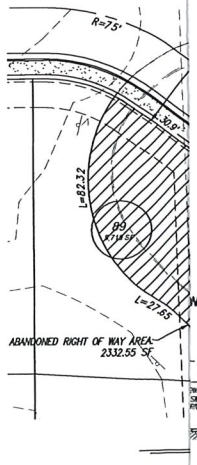
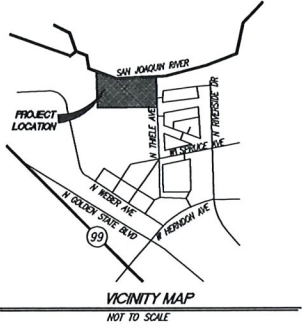
- |  |                                                                                                                                                        |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.                                                                                      |
|  | INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE.                                                                                                 |
|  | INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.                                                                                                      |
|  | PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE                                                                                      |
|  | PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE                                                                                          |
|  | LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE                                                                                           |
|  | PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.                                                                        |
|  | RIGHT OF WAY                                                                                                                                           |
|  | DIRECTION OF STORMWATER FLOW                                                                                                                           |
|  | PROPOSED TRACT BOUNDARY                                                                                                                                |
|  | EXISTING RIGHT OF WAY                                                                                                                                  |
|  | EXISTING SECTION LINE                                                                                                                                  |
|  | EXISTING OVERHEAD LINE                                                                                                                                 |
|  | EXISTING POWER POLE                                                                                                                                    |
|  | EXISTING SEWER MANHOLE                                                                                                                                 |
|  | EXISTING WATER MANHOLE                                                                                                                                 |
|  | EXISTING STORM DRAIN                                                                                                                                   |
|  | EXISTING WIRE FENCE                                                                                                                                    |
|  | RIGHT OF WAY TO BE ABANDONED. SEE DETAIL A.                                                                                                            |
|  | EXISTING POWER POLE                                                                                                                                    |
|  | EXISTING STREET LIGHT PULL BOX                                                                                                                         |
|  | EXISTING TRANSFORMER POLE                                                                                                                              |
|  | EXISTING TELEPHONE POLE                                                                                                                                |
|  | EXISTING BOLLARD (TO BE REMOVED)                                                                                                                       |
|  | EXISTING FIRE HYDRANT                                                                                                                                  |
|  | EXISTING MAILBOX (TO REMAIN)                                                                                                                           |
|  | EXISTING SIGN                                                                                                                                          |
|  | EXISTING BACKFLOW PREVENTER                                                                                                                            |
|  | EXISTING SANITARY SEWER MANHOLE                                                                                                                        |
|  | EXISTING STORM DRAIN INLET                                                                                                                             |
|  | EXISTING STORM DRAIN MANHOLE                                                                                                                           |
|  | EXISTING WATER METER                                                                                                                                   |
|  | EXISTING WATER VALVE                                                                                                                                   |
|  | EASEMENT GRANTED TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES RECORDED OCTOBER 8, 2007 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2007-0187216 |
|  | EASEMENT GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY RECORDED NOVEMBER 16, 1981 IN BOOK 7816 OF OFFICIAL RECORDS, PAGE 536                             |
|  | EASEMENT CONDEMNED TO PACIFIC GAS AND ELECTRIC COMPANY RECORDED FEBRUARY 5, 1991 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 91-28733           |
|  | EASEMENT GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY RECORDED SEPTEMBER 28, 1956 IN BOOK 3827 OF OFFICIAL RECORDS, PAGE 24                             |

**BASIS OF BEARINGS**

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST, MOUNT DUBLO BASE AND MERIDIAN, WAS TAKEN TO BE NORTH 89° 58' 00" WEST PER TRACT NO. 535A, VOL. 83, PGS. 25-29 OF PLATS, FRESNO COUNTY RECORDS.

**OUTLOT NOTES**

- OUTLOT A IS TO BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR PUBLIC OPEN SPACE AND TRAIL PURPOSES.
- OUTLOT B IS TO BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR PUBLIC OPEN SPACE, FLOOD CONTROL, TEMPORARY OR PERMANENT PONDING PURPOSES (IF AND/OR AS MAY BE APPROPRIATE) AND EMERGENCY VEHICLE ACCESS.
- OUTLOT C IS TO BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR PUBLIC OPEN SPACE, PARKING, AND TRAIL PURPOSES.



**PREPARED BY:**

**PRECISION**  
CIVIL ENGINEERING, INC.

1234 D STREET  
FRESNO, CA 93721  
(559) 448-4500 FAX: (559) 448-4500



**From:** [Byron Beagles](#)  
**To:** [Louise Gilio](#)  
**Cc:** [Will Tackett](#)  
**Subject:** RE: T-6195 Thiele at the River  
**Date:** Wednesday, June 13, 2018 1:45:50 PM  
**Attachments:** [image003.png](#)

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OK, a couple of issues with this tract due to the inherent limitations of the lot they propose to sub-divide and the location directly on the bluff. Two access issues are part of my conditions memo prepared Sept. 27, 2017:

Condition 5: This is related to modifying the trail access points to accommodate FFD grass fire apparatus (based on GMC 550 chassis with a GVW of 17,500 pounds) with P-67 approaches at N. Thiele and in the area of lots 23-24 for access to Outlot A and the west end of the trail.

5. *There is a designated 12 foot wide bike/walking trail required on a 36' wide outlot on the north side of the tract that will run the entire length of the pre-subdivided parcel and is a continuation of the trail in adjacent Tract 5358. Due to the unique fire issues with the urban wild land interface with the river bluff we are requiring certain design features for this path to accommodate fire access by our brush and patrol firefighting apparatus to protect these homes. These vehicles are based on a GMC 550 chassis and have a GVW of 17,500 pounds. Design considerations for the trail construction to accommodate these vehicles include:*

- *Design the proposed 12 foot wide roadbed to accommodate the GVW of the wild land apparatus.*
- *Provide a reduced standard drive approach at the N. Thiele access point such as a modified P-67 approach compatible with the 12' width of the trail. This will also provide access for vehicles maintaining the trail without having to drive over the curb and damaging it.*

Condition 6: To provide via easement, covenant, or other agreement the dedication of a public street or EVA right of way connection point to the PG&E property through Outlot B should it is ever be developed into a park as currently zoned or changed to sub-division use.

6. *The two access points from the existing public street pattern to the tract are at the offset intersections of N. Thiele and W. Oak which are only 80 feet apart. There is the potential for traffic or other emergency incident at either of the intersections to block both internal access points to the subdivision. That being said, Fire does not see any alternative to get the desired 150' separation due to the narrow frontage on Thiele and the parcel being surrounded by undeveloped PG&E property to the west and south. Due to the potential of mitigating this issue in future, we are proposing that the developer provide via a covenant, or other method as determined by DARM for the a right of way to provide for a future EVA or public street access point to the PG&E parcel to the south through Outlot "B" for connection to any proposed recreational or residential development. Mr. Gaab has indicated that Outlot "B" is now proposed for a temporary shallow ponding basin/developed green space for the tract. In out meeting, he indicated agreement to with this requirement.*

Both these conditions were acceptable to Will as both for no having a dead end trail and for future connectivity with a development on the large PG&E holding. They were were also acceptable to

Dennis Gaab, at least at the time.....

*Byron H. Beagles*

Fire Prevention Engineer  
Community Risk Reduction Unit  
Fresno Fire Department  
911 "H" Street, Fresno California 93721-3083  
[Byron.Beagles@fresno.gov](mailto:Byron.Beagles@fresno.gov), 559-498-4323 (fax)

*Fire Sprinklers Save Lives*

*Proudly serving the North Central  
and Fig Garden Fire Protection Districts.*



---

**From:** Louise Gilio  
**Sent:** Wednesday, June 13, 2018 1:09 PM  
**To:** Byron Beagles  
**Subject:** T-6195 Thiele at the River

Are there any Fire access points in this map?  
Should there be one between lots 23 and 24?  
Or Outlot B?

P18-00576 Tract 6195 Revised comments/BHB

This is corrected tract map revised from the review done by FFD and documented previously in an memo dated September 13, 2017. This revision is primarily to Outlots A & B. and the addition of an Outlot C for trail parking. The following comments need to be included with the conditions of approval:

1. Provide fire hydrants within the sub-division per Public Utilities standards for single family residential development (600 foot spacing, fire flow of 1500 gpm @ 20 psi residual pressure).
2. The fire hydrant system shall be in service before delivery of lumber on site unless otherwise approved with a temporary water supply for model home construction only in accordance with FFD Policies.
3. Permanent paving or approved all-weather fire access roads shall be in service during all phases of construction.
4. The following comments are specific to Outlots A & C for brush wild land fire apparatus access along the bluff trail:
  - a. The proposed 12 foot trail section needs to be designed for vehicle with a GVW of 25,000 pounds.
  - b. Provide a P-67 type approach (modified to a 12' width) where the paved trail terminates at W. Alluvial and N. Phoenix Aves.
  - c. Removable bollards at both entrances to the trail shall include Fire X-1 padlocks.



FIRE DEPARTMENT

DATE: September 27, 2017

TO: RICKY CAPERTON, Planner III  
Development Department/Current Planning

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

SUBJECT: VESTING TENTATIVE TRACT MAP NO. 6195

This is an 89 lot public street single family home subdivision. The Fire Department's conditions of approval include the following:

1. Proposed tract is located 3.0 miles from permanent Fire Station 14 located at 6390 N. Polk Ave
2. Provide fire hydrants within the sub-division per Public Utilities standards for single family residential development (600 foot spacing, fire flow of 1500 gpm @ 20 psi residual pressure).
3. The fire hydrant system shall be in service before delivery of lumber on site unless otherwise approved with a temporary water supply for model home construction only in accordance with FFD Policies.
4. Permanent paving or approved all-weather fire access roads shall be in service during all phases of construction.
5. There is a designated 12 foot wide bike/walking trail required on a 36' wide outlot on the north side of the tract that will run the entire length of the pre-subdivided parcel and is a continuation of the trail in adjacent Tract 5358. Due to the unique fire issues with the urban wild land interface with the river bluff we are requiring certain design features for this path to accommodate fire access by our brush and patrol firefighting apparatus to protect these homes. These vehicles are based on a GMC 550 chassis and have a gross vehicle weight (GVW) of 17,500 pounds. Design considerations for the trail construction to accommodate these vehicles include:
  - Design the proposed 12 foot wide roadbed to accommodate the GVW of the wild land apparatus.
  - Provide a reduced standard drive approach at the N. Thiele access point such as a modified P-67 approach compatible with the 12' width of the trail. This

will also provide access for vehicles maintaining the trail without having to drive over a standard curb and damaging it.

- At the SRC meeting planning expressed concern on having the new trail terminate at the west in without a connection back to a public street which is also a concern for Fire. At a subsequent meeting with Dennis Gaab, the developer's representative, indicated they plan on altering the lot configuration at the northwest corner to accommodate a second trail access at or near the intersection on W. Alluvial and N. Phoenix Ave.
- Provide Fire X-1 padlocks in addition to padlocks provided for maintenance purposes for removable bollards installed to prevent vehicle by the public.

6. The two access points from the existing public street pattern to the tract are at the offset intersections of N. Thiele and W. Oak which are only 80 feet apart. There is the potential for traffic or other emergency incident at either of the intersections to block both internal access points to the subdivision. That being said, Fire does not see any alternative to get the desired 150' separation due to the narrow frontage on Thiele and the parcel being surrounded by undeveloped PG&E property to the west and south. Due to the potential of mitigating this issue in the future, we are proposing that the developer provide via a covenant, or other method as determined by DARM for a right of way to provide for a future EVA or public street access point to the PG&E parcel to the south through Outlot "B" for connection to any proposed recreational or residential development. Mr. Gaab has indicated that Outlot "B" is now proposed for a temporary shallow ponding basin/developed green space for the tract. In our meeting, he indicated agreement with this proposal.

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

**PUBLIC AGENCY**

ANDREINA AGUILAR  
DEVELOPMENT AND RESOURCE MANAGEMENT  
CITY OF FRESNO  
2600 FRESNO ST.  
FRESNO, CA 93721-3604

**DEVELOPER**

URPI ARRIOLA, PRECISION CIVIL ENGINEERING  
1234 O STREET  
FRESNO, CA 93721

PROJECT NO: 6195

ADDRESS: THIELE & SAN JOAQUIN RIVER

APN: 504-130-12, 504-050-02, 504-230-35T

SENT: 6/29/18

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
EI	\$161,216.00	NOR Review	\$748.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$2,087.00	Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review		For amount of fee, refer to <a href="http://www.fresnofloodcontrol.org">www.fresnofloodcontrol.org</a> for form to fill out and submit with first storm drain plan submittal (blank copy attached).
<b>Total Drainage Fee: \$161,216.00</b>		<b>Total Service Charge: \$2,835.00</b>		

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 2/28/19 based on the site plan submitted to the District on 6/01/18 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 TRACT No. 6195**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 2 of 5

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

1.  a. Drainage from the site shall  
 b. Grading and drainage patterns shall be as identified on Exhibit No. 1  
 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.

FR TRACT No. 6195

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

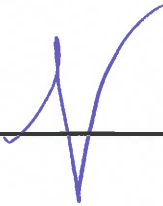
Page 3 of 5

FR  
TRACT  
No. 6195

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, 2014 (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.



Peter Sanchez  
District Engineer



Michael Maxwell  
Project Engineer



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

Page 4 of 5

CC:

DENNIS GAAB, BMCH CALIFORNIA, LLC

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7815 N. PALM AVE., SUITE 101

---

FRESNO, CA 93711

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**FR TRACT No. 6195**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 5 of 5

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees in the amount identified below for Storm Drain Review. The fee shall be paid to the District by Developer with first plan submittal. Checks shall be made out to Fresno Metropolitan Flood Control District.

Application No. **FR TRACT 6195**

Name / Business **URPI ARRIOLA, PRECISION CIVIL ENGINEERING**

Project Address **THIELE & SAN JOAQUIN RIVER**

Project APN(s) **504-130-12, 504-050-02, 504-230-35T**

Project Acres (gross) **17.39**

Please fill in the table below of proposed storm drain facilities to be constructed with this development and return completed form with first plan submittal. If you have any questions or concerns regarding the construction of facilities list, you can contact the Fresno Metropolitan Flood Control District at 559-456-3292.

Description	Qty	Unit	Price	Amount

Estimated Construction Cost \_\_\_\_\_

Fee equals lesser of

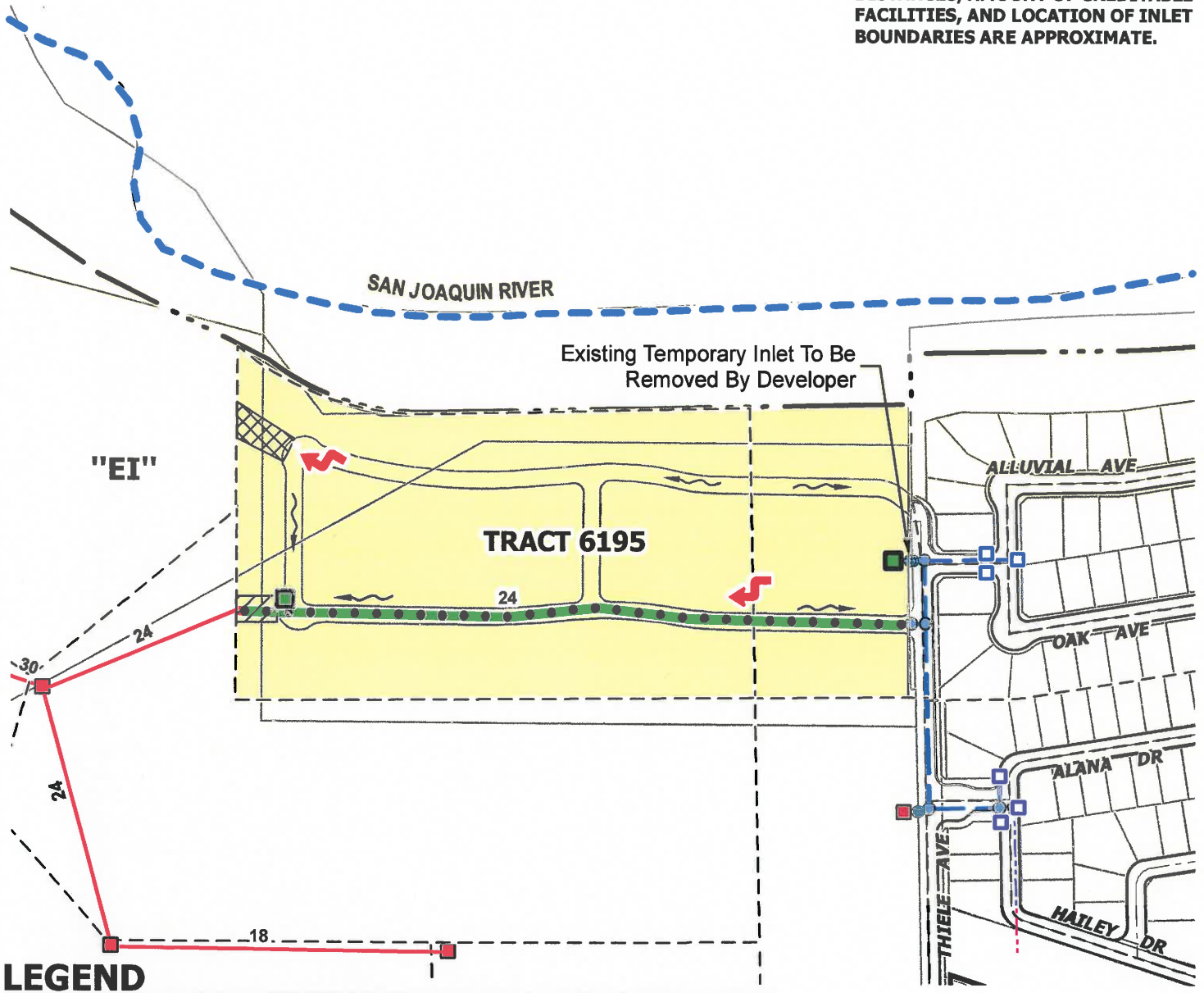
\$375.00 plus 3% of the estimated construction costs \_\_\_\_\_ Total (\$300.00 gross per acre) **\$5,217.00**

Amount Due \_\_\_\_\_

Storm Drain Facilities Cost Sheet
15" Concrete Pipes \$72.00 LF
18" Concrete Pipes \$76.00 LF
24" Concrete Pipes \$85.00 LF
30" Concrete Pipes \$101.00 LF
36" Concrete Pipes \$120.00 LF
42" Concrete Pipes \$139.00 LF
48" Concrete Pipes \$163.00 LF
54" Concrete Pipes \$198.00 LF
60" Concrete Pipes \$233.00 LF
66" Concrete Pipes \$275.00 LF
72" Concrete Pipes \$317.00 LF
84" Concrete Pipes \$354.00 LF
96" Concrete Pipes \$384.00 LF
15" Jacked Pipes \$555.00 LF
18" Jacked Pipes \$608.00 LF
24" Jacked Pipes \$687.00 LF
30" Jacked Pipes \$766.00 LF
36" Jacked Pipes \$846.00 LF
42" Jacked Pipes \$898.00 LF
48" Jacked Pipes \$951.00 LF
54" Jacked Pipes \$1,031.00 LF
60" Jacked Pipes \$1,110.00 LF
66" Jacked Pipes \$1,216.00 LF
72" Jacked Pipes \$1,374.00 LF
84" Jacked Pipes \$1,533.00 LF
Manholes \$4,000.00 EA
Inlets & Laterals \$4,450.00 EA
Outfalls \$11,000.00 EA
Canal Outfalls \$15,000.00 EA
Basin Excavation \$0.75 CY
<b>IMPROVEMENTS ADJACENT TO BASIN</b>
Fence, Pad, and Gate \$20.00 LF
Mowstrip \$18.00 LF
Arterial Paving \$74.00 LF
Local Paving \$48.00 LF
Curb and Gutter \$25.00 LF
Sidewalk \$50.00 LF
Sewer Line \$21.00 LF
Water Line \$24.00 LF
Street Lights \$65.00 LF
Pump Station/Intake \$400,000.00 EA

**FR TRACT No. 6195**

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



**LEGEND**

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet
- Future Master Plan Facilities
- Existing Master Plan Facilities
- Centerline Of River
- Drainage Area Boundary
- Direction Of Drainage
- Major Storm Breakover
- 15' Wide Storm Drain
- Major Storm Channel Easement



1" = 300'

**TRACT 6195  
DRAINAGE AREA "EI"**

**EXHIBIT NO. 1**



**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

**OTHER REQUIREMENTS**  
**EXHIBIT NO. 2**

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City/County or District.

The Master Plan system has been designed such that during a two-year event flow will not exceed the height of the 6-inch curb. Should wedge curb (4.5 inches height) be used the same criteria shall apply whereby flow remains below the top of curb. Any extensions or pipe size increases due to meeting the requirement listed above shall be at the developer's expense.

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.

The proposed development of Tract 6195 is located in an area that has historically provided a passage for major storm water flows from the areas east of Thiele Avenue across the proposed site to the west as shown on Exhibit No. 1. The grading of the proposed site shall be designed such that there are not adverse impacts to the passage of said major storm water.

The developer shall dedicate a Channel Easement to the District for major storm purposes as shown on Exhibit No. 1 as a condition of the final map. No objects shall be placed in the Channel Easement that reduce the design capacity of the channel.

A minimum fifteen-foot (15') wide storm drain easement will be required whenever storm drain facilities are located on private property. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

No surface runoff shall be directed towards the bluffs.

Development No. Tract 6195

## TENTATIVE TRACT MAP NO. 6195

### GOVERNMENT CODE §66020(d)(1)

*A protest filed pursuant to subdivision (a) shall be filed 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 other exactions to be imposed on a 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.*

*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 to be completed with development.*

<u>SEWER CONNECTION CHARGES</u>	<u>FEE RATE</u>
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 [2] Service Area: Grantland	\$419/living unit
e. Wastewater Facilities Charge [3]	\$2,119/living unit
f. House Branch Sewer Charge [2]	N/A

<u>WATER CONNECTION CHARGES</u>	<u>FEE RATE</u>
g. 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. Water Capacity Fee [1]	\$4,365/living unit*

\* Fee based on meter(s) sizes specified by owner; fee for Water Capacity established by the Master Fee Schedule.

<u>CITYWIDE DEVELOPMENT IMPACT FEES</u>	<u>FEE RATE</u>
j. Fire Facilities Impact Fee – Citywide [4]	\$779/living unit
k. Park Facility Impact Fee – Citywide [4]	\$2738/living unit
l. Quimby Parkland Dedication Fee [2]	\$1185/living unit
m. Police Facilities Impact Fee – Citywide [4]	\$602/living unit

n. Citywide Regional Street Fee [3]	\$7,830/adj. acre
o. New Growth Area Major Street Fee [3]	\$21,555/adj. acre
p. Traffic Signal Charge [1]	\$488.00/living unit

**Notes:**

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 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.

DPU-DPW – LAND DIVISION - JON BARTEL

Comply with Section 15-6203 of the Fresno Municipal Code.

Change North Phoenix Avenue to North Sycamore Avenue.

Change North Grantland Avenue to North Caspian Avenue.

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## DEPARTMENT OF PUBLIC WORKS

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TO: Ricky Caperton, Planner III  
DARM, Planning Division

FROM: Hilary Kimber, Parks Supervisor II (559.621.1345)  
Public Works, Street Maintenance Division

DATE: September 13, 2017

SUBJECT: **Tract 6195; 7309 North Thiele Avenue** (APN: 504-050-02; 504-130-17) located on the west side of North Thiele Avenue and the south of the SanJoaquin River. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, outlots and median islands:

### GENERAL REQUIREMENTS

#### STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards and AB 1881.
2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 60' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.
  - a. Street tree inspection fees shall be collected for each 60' of public street frontage or one tree per lot whichever is greater.
  - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
  - c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
  - d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.
  - e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.



- g. There are approximately 490 lineal feet of street frontage along N. Thiele Ave. resulting in the requirement of eight (8) street trees.

The designated street tree for N. Thiele Ave. is:

**Koelreuteria paniculata**

**Goldenrain Tree**

### **BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS**

1. The subdivider shall provide long term maintenance for all proposed landscaped areas by either petitioning for annexation in the Community Facilities District or by forming a Home Owner's Association.

2. Maintenance Service Through Annexation into the Community Facilities District. Landscape and Irrigation plans are required and shall be submitted to the Department of Public Works for review and approval prior to a Council approval of the final map. Plans shall be numbered to conform to and be included in the Department of Public Works street construction plan set for the final map. Fees are applicable when the subdivider elects to have landscaping maintained by annexing into the City's Community Facilities District.

A. Landscaping shall comply with Landscape Buffer Development Standards approved by the City Council on October 2, 1990. Landscape and irrigation plans shall comply with Sections 12-306-23 & 24 and 14-121 of the Fresno Municipal Code regarding Water Efficient Landscaping and Buffer landscaping.

B. Should the proposed landscape buffers and/or parkway strips be located next to an existing buffer and/or parkway strip, the planting concept shall simulate the adjacent landscape design to present a more uniform appearance on the street. Variances in the landscape concept will be acceptable, but the design of the new landscape buffer and/or parkway strip shall strive to mimic the existing as much as possible.

C. Landscape plans shall indicate grades on a cross-section detail to include fencing or wall details. All fencing shall be placed outside the landscape easement. Maximum slopes shall not exceed 4:1 with 1 foot of level ground between the slope and the back of the side walk and/or face of fence. Erosion control measures shall be implemented on all slopes of 4:1, including the use of synthetic erosion control netting in combination with ground cover species approved by the Department of Public Works/Engineering Services Division.

D. The water meter(s) serving the buffer landscaping shall be sized for the anticipated service flows.

E. No private flags, signs or identification of any kind shall be permitted in the right-of-way, within the City - controlled easement or on the fence or wall facing the street.

F. Landscaping in the right-of-way and landscape setback adjacent to water well sites shall be the responsibility of the City of Fresno Water Division and may not be included in the CFD.

### **OUTLOTS**

1. 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 approved landscape and irrigation plans to be submitted with landscape buffer plans prior to inclusion into the CFD.

3. Outlots which are utilized for water well purposes **will not** be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance of all plant material on the well site.

### **TRAIL REQUIREMENTS**

1. The trail shall be constructed in accordance with the "Master Trails Manual" and the Public Works Department standards. The subdivider is responsible for the trail construction. The subdivider is responsible for all landscape and irrigation improvements for and within the trail. Construction plans shall be submitted and shall include landscaping and automatic drip irrigation design. Trail cross-sections will be required with submittal of Street Plans and Landscaping/Irrigation Plans for review and approval. These plans shall be in compliance with current City standards and approved by the Department of Public Works. Landscaping within the regional/multipurpose trail shall include large, medium and low-growing shrubs planted from 3 to 6 feet apart depending on variety, and trees spaced approximately 25 to 45 feet apart to provide 50% shade coverage onto the planting area and pathway. Landscaping adjacent to walls or fences shall comply with "Landscaped Buffer Development Standards." All planting areas shall be irrigated with an automatic system.
2. Please match the landscaping on the trail to the east of this project.



June 22, 2018

Andreina Aguilar  
City of Fresno-Planning  
2600 Fresno St.  
Fresno, CA 93721

Re: P18-00579; 7308 N Thiele Ave

Dear Andreina:

Thank you for giving us the opportunity to review your plans. The proposed P18-00579; 7308 N Thiele Ave dated May 21, 2018 is within the same vicinity of PG&E existing operating facilities that serve this property. PG&E has overhead electric transmission facilities crossing this parcel installed by way of easement granted to PG&E. These easements are building restricted, which means at no time may any portion of any building or structure be within the footprint of the easement. This includes retention ponds/basins, which significantly impact PG&E's ability to access, maintain, repair and/or replace these facilities, and as such are not permitted. Lot 27, 28 and Out Lot B are within the easement and would need to abide by the building restrictions laid out in the easement.

If you have any future landscaping plans, please remember that no vegetation capable of growing taller than 15 feet in height at maturity is permitted to be planted. Finally, please ensure that PG&E access to company facilities must be maintained at all times.

Please contact PG&E's Service Planning department for any modification or additional services you may require.

<https://www.pge.com/cco/>

If you have any questions regarding our response, please contact me at [Jonathan.Lockhart@pge.com](mailto:Jonathan.Lockhart@pge.com) or by the phone number listed below.

Sincerely,

Jonathan Lockhart  
Land Management  
(925) 244-3613

## DPU – SEWER June 19, 2018

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in North Thiele Avenue or the 10-inch sewer main located at the intersection of North Thiele and West Oak Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
2. All underground utilities shall be installed prior to permanent street paving.
3. A Preliminary sewer design layout shall be prepared by the Developer's Engineer and submitted to the Department of Public Utilities for review and conceptual approvals prior to submittal or acceptance of the developers final map and engineered plan & profile improvement drawing for City review
4. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.
5. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
6. Installation of sewer house branch(s) shall be required.
7. Separate sewer house branches are required for each lot
8. Street work permit is required for any work in the Right-of-Way.
9. Abandon any existing on-site private septic systems.
10. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

### Sanitary Sewer Fees

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

1. Sewer Lateral Charge.
2. Sewer Oversize Area #19.
3. Wastewater Facility Charge (Residential)
4. Trunk Sewer Charge: Grantland

### SOLID WASTE

General Requirements:

- Tentative Tract Map #6195 will be serviced as Single Family Residential properties with Basic Container Service. Property owners will receive 3 containers to be used as follows: 1 Gray container for solid waste, 1 Green container for green waste and 1 Blue container for recyclable material.

City Hall  
 2600 Fresno Street, 4<sup>th</sup> Floor  
 Fresno, California 93721  
 Ph. (559) 621-8800  
 www.fresno.gov

Scott L. Mozier, P.E.  
 Public Works Director

July 3, 2018

Andreina Aguilar, Planner II  
 Development and Resources Management Department  
 2600 Fresno Street, 3<sup>rd</sup> Floor  
 Fresno, CA 93721

**SUBJECT: REVIEW OF THE TRIP GENERATION COMPARISON STUDY DATED FEBRUARY 16, 2018 FOR THE PROPOSED TRACT 6195 LOCATED ON THE WEST SIDE OF NORTH THIELE AVENUE AND SOUTH OF THE SAN JOAQUIN RIVER**  
 TIS 18-008, P18-00579

**PROJECT OVERVIEW**

We have reviewed the Trip Generation Comparison Study prepared by Precision Civil Engineering, Inc. dated February 16, 2018 for the proposed Tract 6195, “project”, which plans to construct 89 single family dwelling units on approximately 17.58 acres on the west side of North Thiele Avenue, south of the San Joaquin River. The project proposes to amend the current General Plan Regional Park use to Residential Medium Density (5.0-12 DU/acre). The project also proposes to amend the Official Zone Map to reclassify the property from PR (Parks and Recreation) to RS-5 (Residential Single-Family, Medium Density).

The Trip Generation Comparison Study compared the trip generation for the existing Regional Park General Plan designation and the proposed project. Vehicle trips projected to be generated by the current General Plan designation and the project were calculated using the ITE Trip Generation Manual, 9<sup>th</sup> Edition. The following table includes the daily (ADT), AM and PM peak hour trips projected to be generated by the current General Plan use and project as well as the difference in the number of trips generated:

Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<b>Existing General Plan Designation</b>								
Park/Open Space (ITE Code 411)	4 acres	---	44	35	79	35	27	62
<b>Proposed General Plan Designation</b>								
Single Family Dwelling (ITE Code 210)	89 DU	847	17	50	67	56	33	89
<b>Difference</b>		---	<b>-27</b>	<b>15</b>	<b>-12</b>	<b>21</b>	<b>6</b>	<b>27</b>

--- = not reported/small sample size

DU = Dwelling Unit

The project site is located in Traffic Impact Zone (TIZ) III. Traffic Impact Zone III allows for 100 peak hour trips to be generated by a project before a Traffic Impact Study is required. Because the proposed project is projected to generate less than 100 peak hour trips, a Traffic Impact Study will not be required.

## **GENERAL COMMENTS and CONDITIONS**

1. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permit. Based on the project information analyzed in the TIA, the TSMI fee would be calculated using the following unit rates:

Single Family Residential - \$475/dwelling unit

The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the General Plan circulation element and are included in the Nexus Study for the TSMI fee. The TSMI fee is regularly updated as new traffic signals are added, new grant funds offset developer improvement costs, and/or construction costs increase/decrease. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

For project specific impacts that are not consistent with the General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible for reimbursement unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS infrastructure in the next TSMI fee update and the applicant agrees to pay the new TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
3. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; [www.fresnocog.org](http://www.fresnocog.org). Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.

4. The proposed project shall pay the \$288 Traffic Study review fee for review of the document. Proof of payment shall be provided to the Traffic & Engineering Services Division.
5. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.
6. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.

If you have any further questions regarding this matter, please contact me at (559) 621-8792 or [jill.gormley@fresno.gov](mailto:jill.gormley@fresno.gov).

Sincerely,



Jill Gormley, TE  
City Traffic Engineer / Traffic Engineering Manager  
Public Works Department, Traffic & Engineering Services

C: Copy filed with Traffic Impact Study  
Louise Gilio, Traffic Planning Supervisor





DATE: June 14, 2018

TO: Andreina Aguilar  
Development and Resource Management Department

THROUGH: Andrew Benelli, PE, Assistant Director, City Engineer *agb*  
Public Works Department, Traffic Engineering Operations and Planning Division

FROM: Louise Gilio, Traffic Planning Supervisor *L. Gilio*  
Public Works Department, Traffic Engineering Operations and Planning Division

SUBJECT: Public Works Conditions of Approval  
**TT 6195**, 7308 North Thiele Avenue  
APN: 504-130-12 and 504-050-02  
Century Communities / Precision Civil Engineering

The Public Works Department, Traffic Engineering Operations and Planning 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.

Provide the following information **prior** to the acceptance of the final map submittal. This can result in additional conditions of approval.

1. Provide additional information in Detail "A". Examples: drive approach, parking lot details, signage, utilities, transformer, etc. No obstructions greater than 6" are allowed within 3' of where the front of a car overhangs and 5' where the rear of a car overhangs. See parking manual.
2. Identify all line types not provided in the legend. Examples: See lot 27 and 28.
3. Verify property line dimensions and map boundary. Provide a plot of the legal description. Redesign may be required with additional conditions of approval.
4. Thiele Avenue: The map does not match record information. Revise the North Thiele Avenue cross section to match the east side. From face of curb to street r/w: 5 ½' - 4' sidewalk - ½'.
5. Outlot B: See Fire Departments comments. Identify improvements.
6. Identify the 3 required Emergency Vehicle access approaches per Fire Department's comments. Identify and provide pedestrian easements, where needed.
7. Outlot A: To be dedicated for Bike, Pedestrian and Landscape purposes.

**General Conditions:**

1. Identify all easements on the map.
  - a. 50' Local Streets: A 1' pedestrian easement is required on streets with driveway approaches.
2. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
3. Outlots:
  - a. If the subdivider seeks to dedicate to the City, in fee, an outlot for open space purposes, subdivider shall prove to the City that the outlot is free of toxic or hazardous materials pursuant to the requirements of City Administrative Order 8-1, including, but not limited to,

performing a Phase I Soils Investigation. The soils Investigation report shall be submitted to the Public Works Department for review and approval. The subdivider must obtain Public Works approval of the soils investigation report and complete any mitigation work identified by the soils investigation prior to subdivider's submittal of the Final Map to the Public Works Department. Any and all costs associated of the soils investigation and any required mitigation work shall be performed at the sole expense of the subdivider.

4. 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.
5. Street widening and transitions shall also include utility relocations and necessary dedications.
6. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 15-4114.
7. Plan Submittal: Submit the following plans, as applicable, in a single package, to the Public Works Department for review and approval: Street: construction, signing, striping, traffic signal and streetlight and Trail: construction, grading, lighting, striping, signing, landscape and irrigation.

### **Frontage Improvement Requirements:**

#### **Public Streets:**

##### **Thiele Avenue: Local**

1. Dedication and Vacation Requirements:
  - a. Where not existing, dedicate 30' of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard **P-56**. (5 ½' - 4' - ½' measured from face of curb to street right of way)
  - b. Vacate excessive right of way in the portion of the cul-de-sac that is not to be used to accommodate the proposed configuration at Thiele and Alluvial.
  - c. EVA: Dedicate a pedestrian easement to provide accessibility behind the ramp, if needed. Identify on the map.
2. Construction Requirements:
  - a. Construct permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
  - b. Construct a standard curb ramps per Public Works Standard **P-28**, based on a **16' or 20'** radius.
  - c. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **10'** residential pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C). From face of curb to street r/w: 5 ½' - 4' sidewalk - ½'.
  - d. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-9** for Locals.
  - e. Emergency Vehicle Access (EVA): Construct a concrete EVA per Public Works Standard **P-67**.

### **San Joaquin River Parkway Path and Trail:**

1. Dedicate:
  - a. Dedicate a **36'** (minimum) easement for Bike, Pedestrian and Landscape (BPLe) purposes **only**. (Additional right of way may be required for grading and drainage purposes.)
2. Construct:
  - a. Construct a **12'** wide Bike and Pedestrian Class I Trail, complete with lighting, signing, striping and landscaping, per the Fresno General Plan, the Public Works Standards **P-58, P-59, P-60, P-61** and the Caltrans Highway Design Manual. Identify route on the site plan complete with a cross section. Construct an expressway barrier fence within the limits of the application, per Public Works Standards **P-74 and P-75**. Asphalt structural section **shall be designed as conditioned by the Fire Department. Coordinate the design with the Fire Department and Public Works Department. Design the proposed 12-foot wide (trail) roadbed to accommodate the Fire Department's Emergency vehicles. (GVW of 17,500 pounds)**

### **Interior Streets:**

1. Dedicate, design and construct all curb, gutter, sidewalk, (both sides), permanent paving, easements and underground street lighting systems on all interior local streets to Public Works Standard **P-56**. All driveways shall be constructed to Public Works Standards **P-4 and P-6**. Pedestrian easements are required behind driveways with sidewalk patterns less than 10'.
2. Garages: Garage or carport setbacks are recommended to be a minimum of 18' from the back of walk or curb, whichever is greater.
3. Provide a **10'** visibility triangle at all driveways.
4. Design local streets with a minimum of 250' radius.
5. Local street lengths exceeding 800' and four way intersections require traffic calming measures.
6. Oak Avenue: Emergency Vehicle Access (EVA): Construct a concrete EVA per Public Works Standard **P-67**. Dedicate a pedestrian easement to provide accessibility behind the ramp.

### **Specific Mitigation Requirements:**

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.

**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 single family units (fee rate as shown in the Master Fee Schedule).

**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](http://www.fresnocog.org). Provide proof of payment or exemption **prior** to certificate of occupancy.

Department of Public Utilities June 6, 2018  
Waste Water Management

1. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
2. Separate water services with meter boxes shall be provided to each lot.
3. Installation(s) of public fire hydrant(s) is/are required in accordance with City Standards.
4. 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.
5. 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.
6. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.
7. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

The water supply requirements for this project are as follows:

1. The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the property.
  - a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.
  - b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.
  - c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
  - d. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.