



**Mitigation Monitoring and Reporting Program
for the
Fresno Southeast Development Area Specific Plan
Recirculated Program Environmental Impact Report
City of Fresno, Fresno County, California**

Prepared for:

City of Fresno

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PREFACE

Section 21081.6 of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15097 require a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it adopts a Program Environmental Impact Report (PEIR) in conjunction with a project approval. The purpose of the MMRP is to ensure compliance with the mitigation measures occurs during implementation of the Fresno Southeast Development Area Specific Plan (proposed project).

The Recirculated Draft PEIR prepared for the proposed project concluded that project implementation could result in potentially significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval that reduce these potential impacts to a less than significant level. This MMRP documents how and when the mitigation measures adopted by the Lead Agency will be implemented and confirms that potential environmental impacts are reduced to less than significant levels as identified in the Recirculated Draft PEIR.

This document does not discuss those subjects that the environmental analysis demonstrates would result in less than significant impacts and for which no mitigation was proposed or necessary.

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Table 1: Fresno Southeast Development Area Specific Plan Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
3.1 Aesthetics, Light, and Glare					
MM AES-4a : 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.	Incorporation into design and site plans	Prior to construction	City of Fresno Department of Public Works (DPW) and Planning and Development Department		
	On-site inspections	Prior to operation			
MM AES-4b: 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.	Incorporation into design and site plans	Prior to construction	City of Fresno DPW and Planning and Development Department		
	On-site inspections	Prior to operation			
MM AES-4c: Lighting systems for nonresidential 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.	Incorporation into design and site plans	Prior to construction	City of Fresno Planning and Development Department		
	On-site inspections	Prior to operation			
MM AES-4d: Lighting systems for freestanding signs shall not exceed 100 footlambert (ft-L) when adjacent to streets which have an average light intensity of less than 2.0 horizontal foot-candles and shall not exceed 500 ft-L when adjacent to streets which have an average light intensity of 2.0 horizontal foot-candles or greater.	Incorporation into design and site plans	Prior to construction	City of Fresno Planning and Development Department		
	On-site inspections	Prior to operation			
MM AES-4e: Materials used on building facades shall be non-reflective.	Incorporation into design and site plans	Prior to construction	City of Fresno Planning and Development Department		
	On-site inspections	Prior to operation			

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3.2 Agricultural Resources and Forestry Resources					
<p>MM AG-1: Prior to initiation of grading activities, project proponents shall compensate for the loss of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland within the Fresno Southeast Development Area Specific Plan Area (Plan Area) by preserving an equivalent type and quantity of land at a 1:1 ratio through recordation of a conservation easement, or other recorded instrument, such as a covenant or deed that restricts the preserved land in perpetuity to agricultural uses.</p> <p>The acreage and type of land use to compensate for the loss of farmland shall be determined using the Land Evaluation and Site Assessment (LESA) Model. The LESA Model evaluates measures of soil resource quality, a given project’s size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands.</p> <p>In the alternative, if the City adopts a Farmland Preservation Program pursuant to Fresno General Plan Policy RC-9-c, project proponents may compensate for the loss of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland by complying with the adopted Farmland Preservation Program.</p>	Recordation of conservation easement (or other recorded instrument) and submittal to City of all applicable documentation (including LESA Model)	Prior to initiation of grading activities	City of Fresno Planning and Development Department		
3.3 Air Quality					
<p>MM AIR-1a: Prior to future discretionary project approval in the Fresno Southeast Development Area Specific Plan Area (Plan Area), development project applicants shall prepare and submit to the Director of the Planning and Development Department, or designee, documentation that demonstrates the use of “Super-Compliant” architectural coatings during construction of the proposed project. “Super-Compliant” architectural coatings, also known as low-VOC, are paints</p>	<p>Submittal of documentation of inclusion of “Super-Compliant” architectural coatings into construction plans</p> <p>On-site inspections</p>	<p>Prior to future discretionary project approval</p> <p>During construction</p>	City of Fresno Planning and Development Department Director		

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<p>which do not exceed 10 grams of reactive organic gas (ROG) per liter of paint.</p> <p>All architectural coatings shall be applied either by (1) using a high-volume, low-pressure spray method operated at an air pressure between 0.1 and 10 pounds per square inch gauge to achieve a 65 percent application efficiency; or (2) manual application using a paintbrush, hand-roller, trowel, spatula, dauber, rag, or sponge, to achieve a 100 percent application efficiency. The construction contractor shall also use precoated/natural colored building materials, where feasible.</p>					
<p>MM AIR-1b: Prior to future discretionary project approval in the Fresno Southeast Development Area Specific Plan Area (Plan Area), development project applicants shall prepare and submit to the Director of the Planning and Development Department, or designee, a technical assessment evaluating potential project construction phase-related air quality impacts. The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (Valley Air District) methodology for assessing construction impacts. If construction-related air pollutants are determined to have the potential to exceed the Valley Air District adopted threshold of significance, project applicants for new development projects shall be required to incorporate mitigation measures into construction plans to reduce air pollutant emissions during construction activities. The identified measures shall be included as part of the Project Conditions of Approval. Possible mitigation measures to reduce construction emissions include but are not limited to:</p> <ul style="list-style-type: none"> • Use of offroad construction equipment that meets the United States Environmental Protection Agency (EPA) Tier 4 Final offroad engine emissions standards. • Install temporary construction power supply meters on-site and use these to provide power to electric power tools 	<p>Technical assessment evaluating potential project air quality impacts and submittal of documentation</p> <p>Conditions of approval and submittal of documentation, if mitigation measures are required</p> <p>On-site inspections</p>	<p>During environmental review of project and prior to future discretionary project approval</p> <p>Prior to issuance of grading permit</p> <p>During construction</p>	Project applicants; City of Fresno Planning and Development Department Director		

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<p>whenever feasible. If temporary electric power is available on-site, forbid the use of portable gasoline- or diesel-fueled electric generators.</p> <ul style="list-style-type: none"> • Use of diesel oxidation catalysts and/or catalyzed diesel particulate traps on diesel equipment, as feasible. • Maintain equipment according to manufacturers' specifications. • Restrict idling of equipment and trucks to a maximum of 5 minutes (per California Air Resources Board [ARB] regulation). • Phase grading operations to reduce disturbed areas and times of exposure. • Avoid excavation and grading during wet weather. • Limit on-site construction routes and stabilize construction entrance(s). • Remove existing vegetation only when absolutely necessary. • Sweep up spilled dry material (e.g., cement, mortar, or dirt trackout) immediately. Never attempt to wash them away with water. Use only minimal water for dust control. • Store stockpiled material and waste under a temporary roof or secured plastic sheeting or tarp. 					
<p>MM AIR-1c: Prior to future discretionary project approval in the Fresno Southeast Development Area Specific Plan Area (Plan Area), development project applicants shall prepare and submit to the Director of the Planning and Development Department, or designee, a technical assessment evaluating potential project operation-related air quality impacts. The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (Valley Air District) methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the Valley Air District adopted thresholds of</p>	<p>Technical assessment evaluating potential project air quality impacts and submittal of documentation</p> <p>Conditions of approval and submittal of documentation, if mitigation measures are required</p>	<p>During environmental review of project and prior to approval of discretionary project application</p> <p>Prior to issuance of building permits</p>	<p>Project applicants; City of Fresno Planning and Development Department Director</p>		

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<p>significance, the project applicants for new development projects shall be required to incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the Project Conditions of Approval. Possible mitigation measures to reduce long-term emissions include but are not limited to:</p> <ul style="list-style-type: none"> • For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections including the use of electric-powered forklifts and/or other interior vehicles at loading docks for plugging in the anticipated number of refrigerated trailers to reduce idling time and emissions. • Applicants for manufacturing and light industrial uses shall consider energy storage (i.e., battery) and combined heat and power (CHP, also known as cogeneration) in appropriate applications to optimize renewable energy generation systems and avoid peak energy use. • Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with ARB Rule 2845 (13 California Code of Regulations [CCR] Chapter 10, § 2485). • Electric vehicle (EV) charging shall be provided as specified in Section A4.106.8.2 (Residential Voluntary Measures) of the California Green Building Standards Code (CALGreen) Code. • Bicycle parking shall be provided as specified in Section A4.106.9 (Residential Voluntary Measures) of the CALGreen Code. • Projects shall be required to implement, at a minimum, an increase in each building's energy efficiency 15 percent 	On-site inspections	During construction			

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<p>beyond Title 24, and reduction of indoor water use by 25 percent</p> <ul style="list-style-type: none"> • Maximize use of solar energy including solar panels; installing the maximum possible number of solar energy arrays on building roofs throughout the City to generate solar energy. • Maximize the planting of trees in landscaping and parking lots. • Use light-colored paving and roofing materials. • Require use of electric or alternatively fueled street-sweepers with HEPA filters. • Require use of electric lawn mowers and leaf blowers. • Utilize only Energy Star heating, cooling, and lighting devices, and appliances. • Use of water-based or low volatile organic compound (VOC) cleaning products. • For buildings with more than 10 tenant-occupants, changing/shower facilities shall be provided as specified in Section A5.106.4.3 (Nonresidential Voluntary Measures) of the California Green Building Standards Code (CALGreen) Code. • Long-term and short-term bicycle parking shall be provided as specified in Section A5.106.4 (Nonresidential Mandatory Measure) of the CALGreen Code. • Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Section A5.106.5.1 (Nonresidential Voluntary Measures) of the CALGreen Code. <p>Facilities shall be installed to support future EV charging at single-family, multi-family, commercial, and nonresidential uses. EV charging infrastructure shall meet the most ambitious voluntary standard of the CALGreen Code.</p>					

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<p>MM AIR-1d: Prior to future discretionary project approval in the Fresno Southeast Development Area Specific Plan Area (Plan Area), development project applicants proposing a project with the potential to introduce sources of diesel particulate matter (DPM) and/or toxic air contaminants (TACs) (such as diesel backup generators or significant truck trips) within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, or nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall prepare and submit to the Director of the Planning and Development Department, or a designee, a Prioritization (Screening HRA), and/or a Health Risk Assessment (HRA). An analysis evaluating potential health risks to sensitive receptors farther than 0.25 mile from the proposed project site may also be required, depending on the size and scope of the project, the amount of air toxic emissions from project construction and operation sources (heavy heavy-duty [HHD] truck trips, stationary source emissions, etc.), the type of pollutants emitted, the proximity to the nearest sensitive receptor, and the expected duration of project construction. The Prioritization should be performed using Valley Air District-approved methods. If a project will result in a Prioritization score of 10 or greater, then an HRA shall be prepared in accordance with policies and procedures of the most current California Office of Environmental Health Hazard Assessment (OEHHA) and the San Joaquin Valley Air Pollution Control District (Valley Air District). If the HRA shows that the incremental health risks exceed their respective thresholds, as established by the Valley Air District at the time a project is considered, the project applicant shall be required to identify and demonstrate that Best Available Control Technologies for toxics (T-BACTs), including appropriate enforcement mechanisms to reduce risks to an acceptable level. T-BACTs may include, but are not limited to:</p>	<p>Technical assessment evaluating potential project air quality impacts and submittal of documentation</p> <p>Conditions of approval and submittal of documentation, if mitigation measures are required</p> <p>On-site inspections</p>	<p>During environmental review of project and prior to approval of discretionary project application</p> <p>Prior to issuance of building permits</p> <p>During construction</p>	<p>Project applicants; City of Fresno Planning and Development Department Director</p>		

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<ul style="list-style-type: none"> Restricting idling on-site or electrifying warehousing docks to reduce DPM); Requiring use of newer tier equipment and/or vehicles; Providing charging infrastructure for: electric forklifts, electric yard trucks, local drayage trucks, last mile delivery trucks, electric and fuel-cell heavy duty trucks; and/or Installing solar panels, zero-emission backup electricity generators, and energy storage to minimize emissions associated with electricity generation at the project site. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan. 					
MM AIR-4: Prior to future discretionary project approval in the Fresno Southeast Development Area Specific Plan Area (Plan Area), development project applicants proposing a project with the potential to generate significant odor impacts as determined through review of San Joaquin Valley Air Pollution Control District (Valley Air District) odor complaint history for similar facilities and consultation with the Valley Air District, shall prepare an odor impact assessment and shall implement odor control measures recommended by the Valley Air District or the City as needed to reduce the impact to a level deemed acceptable by the Valley Air District.	<p>Odor impact assessment and submittal of documentation</p> <p>Incorporation of odor control measures into project design specifications</p>	<p>During environmental review of project and prior to approval of discretionary project application</p> <p>Prior to issuing a permit to operate</p>	<p>Project developer; Valley Air District; City of Fresno Planning and Development Department</p>		
3.4 Biological Resources					
MM BIO-1a: Construction of a proposed project shall avoid, where possible, vegetation communities that provide suitable habitat for a special-status species known to occur within the Southeast Development Area (SEDA) Plan 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 whether the habitat supports any special-status species. If a special-status species are determined to occupy	<p>Determination of presence of special-status species and submittal of documentation by a qualified Biologist</p> <p>On-site inspections</p>	<p>During environmental review of project and prior to approval of discretionary project application</p> <p>During construction</p>	<p>Construction contractor; project applicant; City of Fresno Planning and Development Department</p>		

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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. Specific mitigation measures for direct or incidental impacts to special-status species shall be determined on a case-by-case basis through agency consultation during the review process for discretionary projects, and shall be consistent with survey protocols and mitigations measures recommended by the agency at the time of consultation.					
MM BIO-1b: Direct or incidental take of any State or federally listed species shall 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 United States Fish and Wildlife Service (USFWS) Section 7 or Section 10 permitting processes shall 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 special-status species shall be determined on a case-by-case basis through agency consultation during the review process for discretionary projects and shall be consistent with survey protocols and mitigations measures recommended by the agency at the time of consultation.	Agency consultation with CDFW and submittal of documentation by a qualified Biologist USFWS permit and submittal of documentation	During environmental review of project and prior to approval of discretionary project application. Environmental review and consultation shall be completed prior to issuance of grading or construction permits.	City of Fresno Planning and Development Department; project applicant; CDFW; USFWS		
MM BIO-1c: Development within the Southeast Development Area (SEDA) Plan Area shall 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	Compensatory habitat-based mitigation through preserving on-site habitat, restoring similar habitat, or purchasing off-site credits if special-status species would be	During environmental review of project and prior to approval of discretionary project application. Environmental review and consultation shall	City of Fresno Planning and Development Department; construction contractor; project applicant/developer		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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under CEQA and California Endangered Species Act (CESA). Mitigation shall consist of preserving on-site habitat, restoring similar habitat or purchasing off-site credits from an approved mitigation bank. Compensatory mitigation shall be determined through consultation with the City and/or resource agencies. An appropriate mitigation strategy and ratio shall be agreed upon by the Developer and Lead Agency to reduce project impacts to special-status natural communities to a less than significant level. Agreed-upon mitigation ratios shall depend on the quality of the habitat and presence/absence of a special-status species. Specific mitigation measures for direct or incidental impacts to special-status natural communities and vegetation communities shall be determined on a case-by-case basis through agency consultation during the review process for discretionary projects and shall be consistent with survey protocols and mitigations measures recommended by the agency at the time of consultation.	affected Consultation with the City and/or resource agencies and submittal of documentation by a qualified Biologist Incorporation into construction contracts On-site inspections	be completed prior to issuance of grading or construction permits. During construction.			
MM BIO-1d: Proposed projects within the Southeast Development Area (SEDA) Plan 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 qualified Biologist shall conduct a pre-construction clearance survey to determine whether 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 shall be on-site to ensure that no proposed project activities would impact the active nest. A suitable buffer shall 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	Qualified Biologist's pre-construction clearance survey if not possible to avoid construction within the general nesting season Qualified Biologist's on-site monitoring if active nest is encountered Verification of documentation by the Director of the City of Fresno Planning and	During environmental review of project and prior to approval of discretionary project application. The City shall ensure that pre-construction surveys are conducted within 3 days prior to construction activities, or within a timeframe recommended by a qualified biologist and consistent with applicable regulatory	City of Fresno Planning and Development Department; Qualified Biologist		

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Biological Monitor. Prior to commencement of grading activities and issuance of any building permits, the Director of the City of Fresno Planning and Development Department, or designee, shall verify that all proposed project grading and construction plans include specific documentation regarding the requirements of the MBTA and California Fish and Game Code Section 3503, that pre-construction surveys have been completed and the results reviewed by staff, and that the appropriate buffers (if needed) are noted on the plans and established in the field. Specific mitigation measures for direct or incidental impacts to avian species protected under Fish and Game Code 3500 and the MBTA shall be determined on a case-by-case basis through agency consultation during the review process for discretionary projects and shall be consistent with survey protocols and mitigations measures recommended by the agency at the time of consultation.	Development Department	requirements and/or recommendations.			
MM BIO-2a: A pre-construction clearance survey, following current California Department of Fish and Wildlife (CDFW) protocols, shall be conducted by a qualified Biologist to determine whether 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 Southeast Development Area (SEDA) Plan 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 shall be determined through consultation with the appropriate agency (i.e., CDFW or the United States Fish and Wildlife Service [USFWS]) on a case-by-case basis. The project applicant/developer for a proposed project shall develop and	Qualified Biologist's pre-construction clearance survey and submittal of documentation and findings On-site inspections	Pre-construction clearance survey to be completed during environmental review of project and prior to approval of discretionary project application. The City shall ensure that any required compensatory mitigation is determined prior to discretionary project approval.	Qualified Biologist; City of Fresno Planning and Development Department; project applicant/developer		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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implement appropriate mitigation regarding impacts on their respective jurisdictions.					
MM BIO-2b: A pre-construction clearance survey, following current California Department of Fish and Wildlife (CDFW) protocols, shall be conducted by a qualified Biologist to determine whether a proposed project will result in significant impacts to streambeds or waterways protected under Section 1600 of Fish and Wildlife Code and Section 404 of the Clean Water Act (CWA). The project applicant/developer for a proposed project shall consult with partner agencies such as CDFW and/or the United States Army Corps of Engineers (USACE) to develop and implement appropriate mitigation regarding impacts on their respective jurisdictions, 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. The project applicant/developer shall implement mitigation as directed by the agency with jurisdiction over the particular impact identified.	Qualified Biologist's pre-construction clearance survey Consultation with partner agencies, like CDFW and USACE to develop mitigation On-site inspections	Pre-construction clearance survey to be completed during environmental review of project and prior to approval of discretionary project application. The City shall ensure that project-specific mitigation is incorporated into project plans prior to project application approval.	Qualified Biologist; project applicant/developer; City of Fresno Planning and Development Department; USACE; CDFW		
MM BIO-2c: Prior to project approval, a pre-construction clearance survey, following current California Department of Fish and Wildlife (CDFW) protocols, shall be conducted by a qualified Biologist to determine whether a proposed project will result in project-related impacts to riparian habitat or a special-status natural community or if it may result in direct or incidental impacts to special-status species associated with riparian or wetland habitats. The project applicant/developer for a proposed project shall be obligated to address project-specific impacts to special-status species associated with riparian habitat 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 the United States Fish and Wildlife Service (USFWS).	Qualified Biologist's pre-construction clearance survey and submittal of documentation and findings Agency consultation, mitigation strategy, or incidental take permits if special-status species may be affected On-site inspections	Pre-construction clearance survey to be completed during environmental review of project and prior to approval of discretionary project application. The City shall ensure that project-specific mitigation is incorporated into project plans prior to	Qualified Biologist; project applicant/developer for the proposed project; CDFW; USFWS; City of Fresno Planning and Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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		project application approval.			
MM BIO-3a: If a proposed project will result in the significant alteration or fill of a federally protected wetland, a formal wetland delineation conducted according to the United States 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 whether 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.	Formal wetland delineation and submittal of documentation and findings by a qualified Biologist	Wetland delineation to be completed during environmental review of project and prior to approval of discretionary project application. The City shall ensure that project-specific mitigation is incorporated into project plans prior to project application approval.	USACE; project applicant; City of Fresno Planning and Development Department		
MM BIO-3b: In addition to regulatory agency permitting, Best Management Practices (BMPs) identified from a list provided by the United States Army Corps of Engineers (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 incorporating detention basins shall assist in ensuring project-related impacts to wetland habitat are minimized to the greatest extent feasible.	Permitting from regulatory agency Design-level incorporation of USACE BMPs On-site inspections	Biological Resources Assessment to be completed during environmental review of project and prior to approval of discretionary project application. The City shall ensure that project-specific BMPs are incorporated into project plans prior to issuance of any grading or construction permits.	Regulatory agency; USACE; City of Fresno Planning and Development Department		

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3.5 Cultural Resources and Tribal Cultural Resources					
<p>MM CUL-1: Individual development projects which proposed to alter a building or structure greater than 45 years of age at the time an application is submitted would be required to undergo project-specific environmental review, in compliance with CEQA Guidelines Section 15064.5, in order for the City to determine whether the building or structure may be a historic resource and take appropriate action such as requiring additional site specific or project-specific measures to reduce any potential impacts. These measures are, but not limited to the following:</p> <ul style="list-style-type: none">• Prior to project development that may affect historical resources (i.e., structures 45 years or older), a historical resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior’s Professionally Qualified Standards in architectural history or history. This shall include a records search to determine whether any resources that may be potentially affected by the project have been previously recorded, evaluated, and/ or designated in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or a local register. Following the records search, the qualified architectural historian shall conduct a survey in accordance with the California Office of Historic Preservation (OHP) guidelines to identify any previously unrecorded potential historical resources that may be potentially affected by the proposed project. The criteria for determining a historically significant building or structure shall meet one or more of the following criteria:- Is associated with events that have made a significant contribution to the broad patterns of local, regional, or national history; or- Is associated with the lives of persons significant in local, regional, or national history; or	<p>On-site inspections</p> <p>A historical resources assessment and submittal of findings</p> <p>City notification if historical or archaeological materials encountered</p> <p>Provision of Section 15064.5 permit(s)</p>	<p>Prior to or during grading activities</p> <p>During ground-disturbing activities</p>	<p>Qualified historical resources specialist; City of Fresno Planning and Development Department</p>		

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<ul style="list-style-type: none"> - Embodies the distinctive characteristics of a significant architectural style, property type, period, or method of construction; represent the work of an architect, designer, engineer, or builder who is locally, regionally, nationally significant, or it is a significant visual feature of the City; possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; or - That have yielded, or may be likely to yield, information important in prehistory or history. <ul style="list-style-type: none"> • Properties identified as historically significant resources, shall contain proper documentation meeting the Historic American Building Survey (HABS) Guidelines that shall be prepared and implemented, as approved by the qualified historian meeting the Secretary of the Interior's Professional Qualifications Standards. Such documentation shall include drawings, photographs, and written data for each building/structure/element, and provide a detailed mitigation plan, including a monitoring program, recovery, rehabilitation, redesign, relocation, and/or in situ preservation plan. • To ensure that projects requiring the relocation, rehabilitation, or alternation of a historical resource do not impact the resource's significance, the Secretary of Interior's Standards for the Treatments of Historic Properties shall be used to the maximum extent possible. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the Professional Qualified Standards. Prior to any construction activities that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities 					

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<p>shall be provided to the City of Fresno for review and approval.</p> <p>If a proposed project would result in the demolition or significant alteration of historical resource, such demolition cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible. Recordation shall take the form of Historic American Buildings Survey, Historic American Engineering Record, or Historic American Landscape Survey documentation, and shall be performed by an architectural historian or historian who meets the Professional Qualified Standards. Documentation shall include an architectural and historical narrative; medium- or large-format black and white photographs, negatives, and prints; and supplementary information such as building plans and elevations, and/or historical photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, State, or federal institutions. The specific scope and details of documentation are to be developed in coordination with the City of Fresno.</p>					
<p>MM CUL-2: To determine the archaeological sensitivity for individual development projects within the City, an archaeological resources assessment shall be performed under the supervision of an Archaeologist that meets the Secretary of the Interior's Professional Qualified Standards for their role. The assessment shall include a California Historical Resources Information System (CHRIS) records search at the Southern San Joaquin Valley Information Center (SSJVIC) and a search of the Sacred Lands File (SLF) maintained by the Native American Heritage Commission (NAHC). The records searches shall determine if the proposed project has been previously surveyed for archaeological resources, identify and</p>	<p>Archaeological resources assessment submittal of findings</p> <p>Incorporation of discovery clause into all construction contracts</p> <p>Consultation with qualified Archaeologist if resources are discovered and submittal of</p>	<p>Cultural resources study to be completed during environmental review and prior to approval of discretionary project application. The City shall ensure that project-specific mitigation is incorporated into project plans prior to</p>	<p>Qualified Archaeologist; SSJVIC; City of Fresno Planning and Development Department</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A Phase I pedestrian survey shall be undertaken in areas that are developed and undeveloped to locate any surface cultural materials.</p> <ul style="list-style-type: none"> If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation shall be performed by an Archaeologist who meets the Secretary of the Interior's Standards prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and site avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These might include a Phase III data recovery program that would be implemented by a qualified Archaeologist and shall be performed in accordance with the Office of Historic Preservation's (OHP) Archaeological Resource Management Reports (ARMR). The Archaeologist must prepare an archaeological data recovery plan to be reviewed and approved by the Lead Agency prior to the excavation of resources. If the archaeological assessment did not identify potentially significant archaeological resources within the proposed project area but indicated the area to be highly sensitive for archaeological resources, this shall be followed by monitoring of all ground-disturbing construction and pre construction activities in areas with previously undisturbed soil by a qualified Archaeologist. The Archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting 	<p>documentation and findings</p> <p>Inventory of prehistoric resources and submittal to the SSJVIC</p> <p>On-site monitoring</p>	<p>project application approval.</p> <p>During ground-disturbing activities</p>			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities within 100 feet of the discovery shall be halted while the resources are evaluated for significance by an Archaeologist who meets the Secretary of the Interior's Standards. If the discovery proves to be significant, the qualified Archaeologist shall make recommendations to the Lead Agency (City of Fresno) 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.</p> <ul style="list-style-type: none"> • If the archaeological assessment did not identify potentially significant archaeological resources but indicates the area to be of medium sensitivity for archaeological resources, an Archaeologist who meets the Professional Qualified Standards shall be retained on an on-call basis. The Archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities within 100 feet of the discovery shall be halted while the on-call Archaeologist is contacted. If the discovery proves to be significant, the qualified Archaeologist shall make recommendations to the Lead Agency (City of Fresno) on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of 					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>the finds in accordance with Section 15064.5 of the CEQA Guidelines.</p> <p>Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project site should be recorded on appropriate California Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA Guidelines. 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 (City of Fresno) approves the measures to protect these resources. The excavation, study, curation, and/or repatriation of archaeological artifacts recovered as a result of mitigation shall be undertaken in close consultation with the Lead Agency (City of Fresno) and representatives from consulting Native American Tribes, as appropriate. All Reports and DPR forms shall be submitted to the Lead Agency (City of Fresno), the SSJVIC, and the OHP, as required.</p>					
<p>MM CUL-3: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. If during the course of any future development project there is accidental discovery or recognition of any human remains, the following steps shall be taken.</p> <p>1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is</p>	<p>Inclusion of discovery clause in all construction contracts</p> <p>County notification if human remains encountered</p> <p>County Coroner contacts NAHC and submits NAHC</p>	<p>Prior to ground-disturbing activities</p> <p>During ground-disturbing activities</p> <p>During ground-disturbing activities</p>	<p>County Coroner; NAHC; construction contractor; project applicant; City of Fresno Planning and Development Department</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for appropriate treatment and disposition of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.</p> <p>2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance:</p> <ul style="list-style-type: none"> • The NAHC is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American remains:</p> <p>When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project site, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in</p>	correspondence to County				

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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Public Resources Code Section 5097.98. The applicant may develop a plan for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American Burials with the appropriate Native Americans as identified by the NAHC.					
3.7 Geology, Soils, and Seismicity					
<p>MM GEO-6a: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for unique paleontological/geological resources shall be conducted. The following procedures shall be followed:</p> <ul style="list-style-type: none"> 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 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 	<p>Field survey and literature search for unique paleontological or geological resources and submittal of findings</p> <p>Incorporation of discovery clause into all construction contracts</p> <p>Consultation with qualified Paleontologist if resources are discovered and submittal of documentation and findings</p> <p>Inventory of significant resources and submittal of documentation and findings</p> <p>On-site monitoring</p>	<p>After preliminary City review of project grading plans prior to ground-disturbing activities</p> <p>Prior to ground-disturbing activities</p> <p>During ground-disturbing activities</p> <p>During ground-disturbing activities</p> <p>During ground-disturbing activities</p>	<p>Qualified Paleontologist; City of Fresno Planning and Development Department; Project applicant/developer; construction contractor</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>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"> 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 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>MM GEO-6b: Applicants, owners and/or sponsors of all future development or construction projects shall be required to perform or provide paleontological monitoring during ground-disturbing activities. Should significant paleontological resources (e.g., bones, teeth, well-preserved plant elements) be unearthed by the future project construction crew, the project activities shall be diverted at least 15 feet from the discovered paleontological resources until a professional Paleontologist has assessed such discovered resources and, if deemed significant, such resources shall be salvaged in a timely manner. The applicant/owner/sponsor of said project shall be responsible for diverting project work and providing</p>	<p>Field survey and literature search for unique paleontological or geological resources and submittal of findings</p> <p>Incorporation of discovery clause into all construction contracts</p> <p>Consultation with qualified Paleontologist if</p>	<p>During ground disturbing activities</p>	<p>Qualified Paleontologist; City of Fresno Planning and Development Department; Project applicant/developer; construction contractor</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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the assessment including retaining a professional Paleontologist for such purpose. Collected fossils shall be deposited by the applicant/owner/sponsor in an appropriate repository (e.g., University of California Museum of Paleontology (UCMP), California Academy of Sciences) where the collection shall be properly curated and made available for future research.	resources are discovered and submittal of documentation and findings Inventory of significant resources and submittal of documentation and findings On-site monitoring				
3.9 Hazards and Hazardous Materials					
MM HAZ-2a: Prior to the issuance of a grading permit, the property owners and/or developers of properties shall ensure that a Phase I Environmental Site Assessment (Phase I ESA) (performed in accordance with the current Airborne Toxic Control Measures [ATCM] Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process [E 1527]) shall be conducted for each individual property prior to development or redevelopment to ascertain the presence or absence of Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), and Potential Environmental Concerns (PECs) relevant to the property under consideration. The findings and conclusions of the Phase I ESA shall become the basis for potential recommendations for follow-up investigation, if found to be warranted.	Development of Phase I ESA and submittal of findings and documentation	Prior to the issuance of a grading permit	City of Fresno Planning and Development Department; property owner/development		
MM HAZ-2b: In the event that the findings and conclusions of the Phase I Environmental Site Assessment (Phase I ESA) for a property result in evidence of Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs) and/or Potential Environmental Concerns (PECs) warranting further investigation, the property owners	Development of Phase II ESA, if necessary, as determined by Phase I ESA, and submittal of findings and documentation	Prior to issuance of grading permit	City of Fresno Planning and Development Department; Property owner/developer		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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and/or developers of properties shall ensure that a Phase II ESA shall be conducted to determine the presence or absence of a significant impact to the subject site from hazardous materials. The Phase II ESA may include but may not be limited to the following: (1) Collection and laboratory analysis of soils and/or groundwater samples to ascertain the presence or absence of significant concentrations of constituents of concern; (2) Collection and laboratory analysis of soil vapors and/or indoor air to ascertain the presence or absence of significant concentrations of volatile constituents of concern; and/or (3) Geophysical surveys to ascertain the presence or absence of subsurface features of concern such as underground storage tanks (USTs), drywells, drains, plumbing, and septic systems. The findings and conclusions of the Phase II ESA shall become the basis for potential recommendations for follow-up investigation, site characterization, and/or remedial activities, if found to be warranted.					
MM HAZ-2c: In the event the findings and conclusions of the Phase II Environmental Site Assessment (Phase II ESA) reveal the presence of significant concentrations of hazardous materials warranting further investigation, the property owners and/or developers of properties shall ensure that site characterization shall be conducted in the form of additional Phase II ESAs in order to characterize the source and maximum extent of impacts from constituents of concern. The findings and conclusions of the site characterization shall become the basis for formation of a remedial action plan and/or risk assessment.	Development of additional Phase II ESAs, as necessary, and submittal of findings and documentation	Prior to issuance of grading permit	City of Fresno Planning and Development Department; Property owner/developer		
MM HAZ-2d: If the findings and conclusions of the Phase II Environmental Site Assessment (Phase II ESA), site characterization and/or risk assessment demonstrate the presence of concentrations of hazardous materials exceeding regulatory threshold levels, prior to the issuance of a grading	Completion of site remediation and potential risk assessment and submittal of findings and documentation	Prior to the issuance of grading permit	City of Fresno Planning and Development Department; property		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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permit, property owners and/or developers of properties shall complete site remediation and potential risk assessment with oversight from the applicable regulatory agency including, but not limited to, the California Environmental Protection Agency (Cal/EPA) Department of Toxic Substances Control (DTSC) or Regional Water Quality Control Board (RWQCB), and Fresno County Environmental Health Division (FCEHD). Potential remediation could include the removal or treatment of water and/or soil. If removal occurs, hazardous materials shall be transported and disposed at a hazardous materials permitted facility.			owner/developer; regulatory agencies (including, but not limited to, Cal/EPA, DTSC, RWQCB, and FCEHD)		
MM HAZ-2e: Prior to the issuance of a building permit for an individual property within the Plan Area with residual environmental contamination, the agency with primary regulatory oversight of environmental conditions at such property ("Oversight Agency") shall have determined that the proposed land use for that property, including proposed development features and design, does not present an unacceptable risk to human health, if applicable, through the use of an Environmental Site Management Plan (ESMP) that could include institutional controls, site-specific mitigation measures, a risk management plan, and deed restrictions based upon applicable risk-based cleanup standards. Remedial action plans, risk management plans and health and safety plans shall be required as determined by the Oversight Agency for a given property under applicable environmental laws, if not already completed, to prevent an unacceptable risk to human health, including workers during and after construction, from exposure to residual contamination in soil and groundwater in connection with remediation and site development activities and the proposed land use.	Development of ESMP as necessary, and submittal of findings and documentation	Prior to the issuance of a building permit	City of Fresno Planning and Development Department; property owner/developer; regulatory agencies (including, but not limited to, Cal/EPA, DTSC, RWQCB, and FCEHD)		
MM HAZ-2f: For those sites with potential residual volatile organic compounds (VOCs) in soil, soil gas, or groundwater	Development of vapor intrusion assessment and	Prior to issuance of grading permit	City of Fresno Planning and		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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that are planned for redevelopment with an overlying occupied building, a vapor intrusion assessment shall be performed by a licensed environmental professional. If the results of the vapor intrusion assessment indicate the potential for significant vapor intrusion into the proposed building, the project design shall include vapor controls or source removal, as appropriate, in accordance with Regional Water Quality Control Board (RWQCB), the Department of Toxic Substances Control (DTSC) or the Fresno County Environmental Health Division (FCEHD) requirements. Soil vapor mitigations or controls could include passive venting and/or active venting. The vapor intrusion assessment as associated vapor controls or source removal can be incorporated into the Environmental Site Management Plan (ESMP) (Mitigation Measure HAZ-4e).	<p>submittal of findings and documentation</p> <p>Incorporation of vapor controls or source removal, as appropriate, into project design documents</p>	Prior to issuance of grading permit	Development Department; property owner/developer; RWQCB, DTSC; FCEHD; licensed environmental professional		
<p>MM HAZ-2g: In the event of planned renovation or demolition of residential and/or commercial structures on the subject site, prior to the issuance of demolition permits, asbestos and lead-based paint (LBP) surveys shall be conducted in order to determine the presence or absence of asbestos containing materials (ACM) and/or LBP. Removal of friable ACM, and non friable ACMs that have the potential to become friable, during demolition and/or renovation shall conform to the standards set forth by the National Emissions Standards for Hazardous Air Pollutants (NESHAPs).</p> <p>The San Joaquin Valley Air Pollution Control District (Valley Air District) is the responsible agency on the local level to enforce the NESHAPs and shall be notified by the property owners and/or developers of properties (or their designee(s)) prior to any demolition and/or renovation activities. If asbestos-containing materials are left in place, an Operations and Maintenance Program (O&M Program) shall be developed for the management of ACM.</p>	<p>Completion of asbestos and LBP survey and submittal of findings and documentation</p> <p>Notification to the Valley Air District</p>	<p>Prior to issuance of demolition permits</p> <p>Prior to any demolition and/or renovation activities</p>	City of Fresno Planning and Development Department; Property owner/developer; Valley Air District		

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MM HAZ-2h: Prior to the import of a soil to a particular property within the Plan Area as part of that property's site development, such soils shall be sampled for toxic or hazardous materials to determine whether concentrations exceed applicable Environmental Screening Levels for the proposed land use at such a property, in accordance with Regional Water Quality Control Board (RWQCB), the California Department of Toxic Substances Control (DTSC) or the Fresno County Environmental Health Division (FCEHD) requirements, prior to importing to such a property.	Completion of soil sampling for toxic or hazardous materials and submittal of findings and documentation	Prior to the import of a soil to a particular property within the Plan Area	City of Fresno Planning and development Department; RWQCB; FCEHD; DTSC		
3.10 Hydrology and Water Quality					
MM HYD-2a: The City shall continue to be an active participant in the North Kings Groundwater Sustainability Agency (North Kings GSA) and the implementation of the North Kings Groundwater Sustainability Plan (North Kings GSP) in order to ensure that the Kings Subbasin has balanced levels of pumping and recharge. The City shall confirm that each project for future development in the Fresno Southeast Development Area Specific Plan Area (Plan Area) has incorporated any resulting standards prior to issuing approval for any development applications that require discretionary approval.	Confirmation that discretionary projects have incorporated resulting standards into project plans and submittal of documentation	During environmental review of project and prior to approval of discretionary project application.	City of Fresno Planning and Development Department		
MM HYD-2b: Prior to approving development per the Southeast Development Area (SEDA) Specific Plan for the Fresno SEDA Specific Plan Area (Plan Area), the City shall evaluate the water supply system to determine whether the proposed development will exceed the existing water supply capacity. If it is determined that such development would exceed the existing water supply capacity, the City shall provide additional capacity through water system improvements for the Plan Area in accordance with the City Metropolitan Water Resources Management Plan (Metro Plan).	Evaluation of the water supply system for the Plan Area and submittal of documentation	Prior to exceeding existing water supply capacity and prior to discretionary development project application approval	City of Fresno Planning and Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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MM HYD-2c: Prior to approving development per the Southeast Development Area (SEDA) Specific Plan for the Fresno SEDA Specific Plan Area (Plan Area), the City shall evaluate existing water demands to determine whether the proposed development will exceed the existing water supplies. If it is determined that such development would exceed the existing water demands, the City shall pursue the provision of adequate water supplies by securing additional water sources.	Provision of additional water supply and submittal of documentation	Prior to exceeding existing water demands and prior to discretionary development project application approval	City of Fresno Planning and Development Department		
MM HYD-2d: The City shall develop new and expand existing groundwater recharge facilities to balance increased water demands resulting from the Fresno Southeast Development Area Specific Plan Area (Plan Area). New and expanded groundwater recharge facilities shall be in accordance with the City of Fresno General Plan and City Metro Plan. The City shall complete these measures prior to approving any new project applications for future development in the project area that require a discretionary approval and shall confirm that each project has incorporated any resulting standards prior to issuing approval.	Development of new and expansion of existing groundwater recharge facilities Confirmation that each project has incorporated resulting standards into project plans	Prior to discretionary development project application approval Prior to discretionary development project application approval	City of Fresno Planning and Development Department		
MM HYD-2e: The City shall continue to develop and implement water conservation measures to reduce the per capita water use to 190 gallons per capita per day (gpcd) in accordance with the conservation target specified in the Fresno General Plan.	Development of new water conservation measures	On going during project operation	City of Fresno Planning and Development Department		
MM HYD-3a: The City shall support the Fresno Metropolitan Flood Control District (FMFCD) in updating the Storm Drainage and Flood Control Master Plan for the Plan Area to include the proposed basins and the analysis necessary to provide adequate capacity for future stormwater runoff resulting from future development of the Southeast Development Area (SEDA) Specific Plan. The City shall complete these measures prior to approving any new project applications for future	Update of the Storm Drainage and Flood Control Master Plan and analysis to provide adequate capacity of future stormwater runoff and submittal of documentation	During environmental review of project and prior to approval of discretionary project application.	City of Fresno Planning and Development Department; FMFCD		

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development in the Plan Area that require a discretionary approval and shall confirm that each project has incorporated any resulting standards prior to issuing approval.	Confirmation that each project has incorporated resulting standards into project plans	Prior to discretionary project application approval			
MM HYD-3b: The City shall support the Fresno Metropolitan Flood Control District (FMFCD) in implementing the Storm Drainage and Flood Control Master Plan improvements for the proposed drainage areas within the Fresno Southeast Development Area Specific Plan Area (Plan Area). Any new proposed development in the Plan Area shall be reviewed by the City and FMFCD to confirm that design and construction documents have incorporated the updated Storm Drainage and Flood Control Master Plan improvements, prior to approving any such development.	Incorporation of updated Storm Drainage and Flood Control Master Plan improvements into design and construction documents and submittal of documentation	Prior to discretionary project application approval	City of Fresno Planning and Development Department; FMFCD		
MM HYD-3c: The City shall support the Fresno Metropolitan Flood Control District (FMFCD) in reevaluating proposed Basins DW and DX for available capacities and shall expand these basins or construct additional basins to accommodate the future stormwater capacities from development in the Southeast Development Area (SEDA) Specific Plan Area (Plan Area) in accordance with the SEDA Specific Plan. The City shall complete these measures prior to approving any new project applications for future development in the Plan Area that require a discretionary approval and shall confirm that each project has incorporated any resulting standards prior to issuing approval.	Expansion or construction of basins to accommodate future stormwater capacities from development Confirmation that each project has incorporated resulting standards into project plans	Prior to discretionary project application approval Prior to discretionary project application approval	City of Fresno Planning and Development Department; FMFCD		
MM HYD-3d: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan retention basins within the Fresno Southeast Development Area Specific Plan Area (Plan Area) to less than significant:	Expansion or construction of detention systems to accommodate future peak runoff rates from development	Prior to discretionary project application approval Prior to discretionary	City of Fresno Planning and Development Department; FMFCD		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<ul style="list-style-type: none"> Prior to approval of development projects, support the Fresno Metropolitan Flood Control District (FMFCD) in coordination with the Fresno Irrigation District (FID) in updating the Storm Drainage and Flood Control Master Plan to analyze the impacts to existing and planned retention basins within the Plan Area to determine remedial measures required to reduce the impact on retention basin capacity to less than significant. Remedial measures would include: <ul style="list-style-type: none"> Increase the size of the retention basin through the purchase of more land or deepening the basin or a combination for planned retention basins. 	Confirmation that each project has incorporated resulting standards into project plans	project application approval			
<p>MM HYD-3f: The City 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 within the Fresno Southeast Development Area Specific Plan Area (Plan Area) to less than significant:</p> <ul style="list-style-type: none"> Prior to approval of development projects, support the Fresno Metropolitan Flood Control District (FMFCD) in updating the Storm Drainage and Flood Control Master Plan to determine the impacts to the urban detention 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: <ul style="list-style-type: none"> Modify overflow weir to maintain the suspended solids removal rates adopted by the FMFCD Board of Directors. Increase the size of the urban detention basin to increase residence time by purchasing more land. 	Confirmation that each project has incorporated resulting standards into project plans	<p>Prior to discretionary project application approval</p> <p>Prior to discretionary project application approval</p>	City of Fresno Planning and Development Department; FMFCD		
3.13 Noise					
<p>MM NOI-1a: Construction Activity Hours Restriction</p> <p>Construction activity which requires a permit issued by the City of Fresno shall be limited to the hours between 7:00 a.m. and 10:00 p.m. on weekdays and Saturdays. Any construction</p>	Construction activity permit	During environmental review of project and prior to approval of discretionary project	City of Fresno Planning and Development Department;		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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activity outside of these hours must comply with the City's noise performance standards in Section 15.2506 of the Municipal Code.	On-site inspection	application. During construction	construction contractor		
MM NOI-1b: Construction Noise Mitigation Plan Prior to the issuance of demolition, grading, and/or construction permits, applicants for individual development projects within 500 feet of noise sensitive receptors (e.g., residences, hospitals, schools) shall conduct a project-level construction noise analysis to evaluate potential impacts on sensitive receptors. The analysis shall be conducted once the final construction equipment list that will be used for demolition and grading activities is determined. The project-level noise analysis shall be prepared, reviewed, and approved by the City of Fresno Planning Director. If the analysis determines that demolition and construction activities would result in an impact to identified noise-sensitive receptors, then specific measures to attenuate the noise impact shall be outlined in the analysis and reviewed and approved by the City of Fresno Planning Director. Specific measures may include but are not limited to the following Best Management Practices (BMPs): <ul style="list-style-type: none"> • Post a construction site notice near the construction site access point or in an area that is clearly visible to the public. The notice shall include the following: job site address; permit number, name, and phone number of the contractor and owner; dates and duration of construction activities; construction hours allowed; and the City of Fresno Planning Director and construction contractor phone numbers where noise complaints can be reported and logged. • Consider the installation of temporary sound barriers for construction activities immediately adjacent to occupied noise-sensitive structures. • Restrict haul routes and construction-related traffic to the least noise sensitive times of the day. 	Project-level construction noise analysis and submittal to the City of Fresno Planning Director On-site inspections	Prior to issuance of demolition, grading, and/or construction permits. During construction	City of Fresno Planning and Development Department Director; Project applicant/developer		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> • Reduce non-essential idling of construction equipment to no more than 5 minutes. • Ensure that all construction equipment is monitored and properly maintained in accordance with the manufacturer's recommendations to minimize noise. • Fit all construction equipment with properly-operating mufflers, air intake silencers, and engine shrouds, no less effective than as originally equipped by the manufacturer, to minimize noise emissions. • If construction equipment is equipped with backup alarm shut offs, switch off backup alarms and replace with human spotters, as feasible. • Stationary equipment (such as generators and air compressors) and equipment maintenance and staging areas shall be located as far from existing noise-sensitive land uses, as feasible. • To the extent feasible, use acoustic enclosures, shields, or shrouds for stationary equipment such as compressors and pumps. • Shut off generators when generators are not needed. • Coordinate deliveries to reduce the potential of trucks waiting to unload and idling for long periods of time. • Grade surface irregularities on construction sites to prevent potholes from causing vehicular noise. • Minimize the use of impact devices such as jackhammers, pavement breakers, and hoe rams. Where possible, use concrete crushers or pavement saws rather than hoe rams for tasks such as concrete or asphalt demolition and removal. • The final noise-reduction measures to be implemented and their associated details shall be determined by the construction-level noise analysis. The final noise-reduction measures shall be included on all construction and building documents and/or construction management plans and 					

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submitted for verification to the City; implemented by the construction contractor through the duration of the construction phase; and discussed at the pre-demolition, -grade, and/or -construction meetings.					
MM NOI-1c: Traffic Noise Reduction Plan Prior to issuance of building permits, the property owner/developer shall be responsible to implement the following measures to limit potential traffic noise source impacts: <ul style="list-style-type: none"> Any proposed development project that would include noise-sensitive land use development along noise impacted roadway segments identified in Table 3.13-8 shall demonstrate compliance with Municipal Code Section 15-2506 by submitting a final acoustical report. This report shall demonstrate that the proposed project incorporates sufficient noise attenuation features, if needed, to meet the City's exterior/interior noise performance standards. The individual project owner/developer shall submit the acoustic study to the Planning Director for review and approval. Upon approval by the City of Fresno, the proposed acoustical design features shall be incorporated into the proposed development. Noise reduction design features may include, but are not limited to, locating noise-sensitive development on the site to be shielded by structures (buildings, enclosures, or sound walls) or by using upgraded wall and window assemblies to ensure that acceptable interior noise levels are maintained. 	Site-specific acoustic report and submittal of documentations and findings to the Planning Director	Prior to issuance of building permits	City of Fresno Planning and Development Director; property owner/developer		
MM NOI-1d: Stationary Source Noise Reduction Plan Prior to issuance of building permits, the property owner/developer shall be responsible to implement the following measures to limit operational stationary noise source impacts:	Site-specific acoustic study and submittal of findings to the Planning Director	Prior to issuance of building permits	City of Fresno Planning and Development Director; Property owner/developer		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<ul style="list-style-type: none"> Any proposed development projects that include unshielded parking areas within 175 feet, or unshielded truck loading docks within 300 feet, or unshielded mechanical ventilation equipment systems within 35 feet of a noise-sensitive receptor, shall demonstrate compliance with Municipal Code Section 15-2506 by submitting a site specific acoustic study. These reports shall demonstrate that the proposed project incorporates sufficient noise attenuation features, if needed, to meet the City of Fresno's exterior/interior noise performance standards. The individual project owner/developer shall submit the acoustic study to the Planning Director for review and approval. Upon approval by the City, the proposed acoustical design features shall be incorporated into the proposed development. Noise reduction design features may include, but are not limited to, locating stationary noise sources on the site to be shielded by structures (buildings, enclosures, or sound walls) or by using equipment that has a quieter rating. 					
<p>MM NOI-2: Construction Vibration Reduction Plan</p> <p>Prior to issuance of grading and/or building permits, a note shall be provided on grading and building plans indicating that during grading and construction the property owner/developer shall be responsible for requiring contractors to implement the following measures to limit construction-related vibration impacts:</p> <ul style="list-style-type: none"> For any future development projects that would necessitate the use of pile driving within 200 feet of an off-site structure shall submit a Construction Vibration Reduction Plan that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for the impacted structure. 	<p>Incorporation of note on grading and building plans</p> <p>On-site inspections</p>	<p>Prior to issuance of grading and/or building permits</p> <p>During ground-disturbing activities</p>	<p>City of Fresno Planning and Development Department; property owner/developer</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<ul style="list-style-type: none"> For any future development projects that would necessitate the use of large vibratory rollers within 30 feet of an off-site structure, or the use of other heavy construction equipment within 15 feet of an off-site structure, shall submit a Construction Vibration Reduction Plan that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for the impacted structure. The individual project owner/developer shall submit the Construction Vibration Reduction Plan to the Planning Director for review and approval prior to issuance of building permits. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. 					
3.16 Recreation					
MM REC-1: As new development occurs in the Plan Area, the City shall periodically (every 5 years) monitor residential population growth compared to development of new parklands for the purpose of evaluating the strength of this Plan to meet the ratio of 3 acres of parkland per 1,000 population. If the ratio is not met, the City shall explore additional ways to increase the amount of dedicated parkland in the Plan Area, including but not limited to designating additional lands for parkland development.	Monitor residential population growth compared to development of new parkland and submittal of documentation	Every 5 years after adoption of Specific Plan	City of Fresno Planning and Development Department		
3.17 Transportation and Traffic					
MM TRANS-1a: Provide more options for shorter trips by encouraging vertical mixed uses and locating residential uses in walking distance (0.5 mile) to retail and employment uses.	Evaluation of opportunities for vertical mixed use during review of planning applications for discretionary project development	Prior to approval of discretionary project application	City of Fresno Planning and Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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MM TRANS-1b: Provide pedestrian and bicycle network improvements within the development connecting complementary uses (i.e., residential, employment, retail, and transit stops) internally and to existing off-site facilities.	Evaluation of opportunities for pedestrian/bicycle network improvement during review of planning applications for discretionary project development	Prior to approval of discretionary project application	City of Fresno Planning and Development Department		
MM TRANS-1c: Ensure that design of key intersections and roadways encourage the use of walking, biking, and transit.	Evaluation of intersection and roadway configuration during review of planning applications for discretionary project development	Prior to approval of discretionary project application	City of Fresno Planning and Development Department		
MM TRANS-1d: Collaborate with the Fresno Transit (FAX) to provide new transit services, including the considerations of shuttle and micro-transit service, to the proposed project and within the proposed project area.	Provision of new transit services and submittal of documentation	As necessary through monitoring and coordination between FAX and the City of Fresno	City of Fresno Planning and Development Department; FAX		
MM TRANS-1e: In addition, the following Transportation Demand Management (TDM) strategies may be applicable at the implementing project level: <ul style="list-style-type: none"> • Reduce Parking Supply for Retail Uses (maximum reduction: 12.5 percent) • Add Transit Rerouting and Transit Stops (maximum reduction: 5 percent) • Implementation of Local Shuttle Service (grouped strategy with transit system improvements) • Mandatory Travel Behavior Change Program, Promotions and Marketing (maximum reduction: 1 percent) • Promotions and Marketing (maximum reduction: 1 percent) 	Evaluation of need for implementation of TDM strategies outlined in MM TRANS-1e during environmental review for discretionary projects	Prior to approval of discretionary project application	City of Fresno Planning and Development Department		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<ul style="list-style-type: none"> Emergency Ride Home (ERH) Program (maximum reduction: 3 percent) School Carpool Program (maximum reduction: 15 percent) Bike Share (maximum reduction: 0.25 percent) Implement/Improve On-street Bicycle Facility (maximum reduction: 0.625 percent) Traffic Calming Improvements (maximum reduction: 1 percent) Pedestrian Network Improvements (maximum reduction: 2 percent). Unbundle the cost of parking from multi-family residential land uses 					
MM TRANS-3a: Lengthen the eastbound turning lane to 875 feet and the westbound turning lane to 1,150 feet for the De Wolf Avenue and State Route (SR) 180 intersection.	Provision of new eastbound turning lane and submittal documentation	Prior to approval of discretionary project application	City of Fresno Planning and Development Department		
MM TRANS-3b: Lengthen the westbound turning lane to 1,075 feet for the McCall Avenue and State Route (SR) 180 intersection.	Provision of new westbound turning lane and submittal documentation	Prior to approval of discretionary project application	City of Fresno Planning and Development Department		
MM TRANS-3c: Prior to approval of individual development projects within the Fresno Southeast Development Area Specific Plan Area (Plan Area), the City of Fresno shall coordinate with the California Department of Transportation (Caltrans) to determine if the project would result in a potential impact on queuing lengths at either the Clovis Avenue and State Route (SR) 180 eastbound off-ramp interchange or the Temperance Avenue and SR-180 eastbound off-ramp interchange. If the queueing extends into the auxiliary lane of either of these interchanges, the City shall implement mitigation consistent with the Caltrans Local Development Review Safety Review Practitioners Guidance in	Evaluation of queuing at either the Clovis Avenue and State Route (SR) 180 eastbound off-ramp interchange or the Temperance Avenue and SR-180 eastbound off-ramp interchange.	Prior to approval of individual development	City of Fresno Planning and Development Department; CalTrans		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>coordination with Caltrans. This mitigation includes, but is not limited to:</p> <ul style="list-style-type: none"> • Implementation of project-specific transportation demand management programs, such as rideshare programs, shared mobility facilities, or improvements to bicycle and pedestrian infrastructure; • Improvements to existing site-specific active transportation infrastructure; or • Improvements to ramp terminal operations such as lane reassignment, traffic signalization phasing or retiming, and turn lane extensions. 					
<p>MM TRANS-3d: Prior to approval of individual development projects within the Fresno Southeast Development Area Specific Plan Area (Plan Area), the City of Fresno shall establish a development fee program that shall collect fees from developers of individual development projects within the Plan Area to fund required safety improvements to transportation facilities.</p>	Provision of development fee program	Prior to approval of individual development projects	City of Fresno Planning and Development Department		
<p>MM TRANS-4: At the time of planning application submittal, the project applicant shall prepare a Construction Management Plan (CMP) that shall specify traffic controls required to maintain adequate circulation and access throughout the Southeast Development (SEDA) Specific Plan Area. At least one lane shall remain open in each direction during construction and access to all existing businesses shall be maintained. This plan shall be subject to approval by the jurisdictional police and fire departments prior to commencement of construction.</p>	Construction Management Plan and submittal of documentation	At the time of planning application submittal	City of Fresno Planning and Development Department; Project applicant/developer		
<p>3.18 Utilities and Service Systems</p>					
<p>MM UTIL-1a: The City shall evaluate the water conveyance system at the time that discretionary projects are submitted for approval by the City, and the City shall not approve</p>	Evaluation of water conveyance system, proposed water capacity,	At the time that discretionary project	City of Fresno Planning and Development		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The City shall evaluate proposed water capacity and conveyance improvements provided in the City Metro Plan and General Plan for potential environmental impacts, and shall construct such improvements prior to exceedance of capacity to accommodate full buildout of the Specific Plan.	and conveyance improvements and submittal of documentation	applications are submitted for approval	Department and the Department of Public Utilities		
MM UTIL-1b: The City shall evaluate the water supply system at the time that discretionary projects are submitted for approval by the City, and the City shall not approve development that would demand additional water until additional sources are secured and provided for future development. The City shall evaluate proposed water supply improvements for potential environmental impacts, and shall construct such improvements prior to exceedance of demand to accommodate full buildout of the Specific Plan.	Evaluation of the water supply system and water supply improvements and submittal of documentation	At the time that discretionary project applications are submitted for approval	City of Fresno Planning and Development Department and the Department of Public Utilities		
MM UTIL-1c: The City shall evaluate the wastewater system at the time that discretionary projects are submitted for approval by the City, and the City shall not approve development that would contribute wastewater to the wastewater treatment system that would exceed capacity until additional capacity is provided. The City shall evaluate proposed wastewater treatment improvements provided in the City Wastewater Master Plan and General Plan for potential environmental impacts, and shall construct such improvements prior to exceedance of capacity to accommodate full buildout of the Specific Plan.	Evaluation of the wastewater system and wastewater treatment improvements and submittal of documentation	At the time that discretionary project applications are submitted for approval	City of Fresno Planning and Development Department and the Department of Public Utilities		
MM UTIL-1d: Consistent with the Sewer System Management Plan, the City shall evaluate the wastewater collection system at the time that discretionary projects are submitted for approval by the City, the City shall not approve development that would generate additional wastewater and exceed the capacity of a facility until additional capacity is provided. The	Evaluation of the wastewater collection system and wastewater collection improvements and submittal of documentation	At the time that discretionary project applications are submitted for approval	City of Fresno Planning and Development Department and the Department of Public Utilities		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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City shall evaluate proposed wastewater collection improvements provided in the City Wastewater Master Plan and General Plan for potential environmental impacts, and shall construct such improvements prior to exceedance of capacity to accommodate full buildout of the Specific Plan.					
MM UTIL-1e: The City shall support the Fresno Metropolitan Flood Control District FMFCD in evaluating the stormwater collection system and implementing the District Services Plan and Storm Drainage and Flood Control Master Plan, and in constructing such improvements to the storm drain system prior to exceedance of capacity to accommodate full buildout of the Specific Plan. The City shall complete these evaluations prior to approving any new project applications for future development in the Plan Area that require a discretionary approval and shall confirm that each project has incorporated any resulting standards prior to issuing approval.	Evaluation of the stormwater collection system and implementation of the District Services Plan and Storm Drainage and Flood Control Master Plan and submittal of documentation	At the time discretionary project applications are submitted for approval	City of Fresno Planning and Development Department		
MM UTIL-1f: At the time discretionary projects are submitted, the City shall require project-specific environmental evaluations for the expansion or relocation of electric or telecommunication facilities be completed prior to project approval.	Project-specific environmental evaluations for expansion or relocation of electric, natural gas, or telecommunication facilities and submittal of findings and documentation	At the time discretionary project applications are submitted for approval	City of Fresno Planning and Development Department		
MM UTIL-2a: The City shall develop and implement water conservation measures to reduce the per capita water use, and continue to refine and implement water saving and conservation standards for new developments approved under the Specific Plan. The City shall complete these measures and standards prior to approving any new project applications for future development in the Plan Area that require a discretionary approval and shall confirm that each	Development of water conservation measures and submittal of documentation	Prior to approval of discretionary project application	City of Fresno Planning and Development Department and the Department of Public Utilities		
	Confirmation that discretionary projects have incorporated the	Prior to approval of discretionary project application			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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project has incorporated the refined measures and standards prior to issuing approval	refined measures into project plans				
MM UTIL-2b: The City shall continue to implement the City of Fresno Water Conservation Program, as may be updated, and periodically update restrictions on water uses, and evaluate the feasibility of the conservation target identified as part of the Fresno General Plan. The City shall complete these measures prior to approving any new project applications for future development in the Plan Area that require a discretionary approval and shall confirm that each project has incorporated any resulting standards prior to issuing approval. The City shall continue to implement Objective RC 7 and Policies RC-7-a through RC-7-I of Chapter 7, "Resource Conservation and Resilience," and Objective PU-8 and Policies PU-8-a through PU-8-g of Chapter 6, "Public Utilities and Services," of the approved Fresno General Plan.	<p>Completion of updates restrictions on water uses and submittal of documentation</p> <p>Confirmation that discretionary projects have incorporated the refined measures into project plans</p>	<p>Prior to approval of discretionary project application</p> <p>Prior to approval of discretionary project application</p>	City of Fresno Planning and Development Department and the Department of Public Utilities		
MM UTIL-2c: The City shall refine landscape water conservation standards that will apply to new development installed landscapes, building on the State Model Water Efficient Landscape Ordinance (MWELO) and other State regulations. The City shall complete these standards prior to approving any new project applications for future development in the Plan Area that require a discretionary approval and shall confirm that each project has incorporated any resulting standards prior to issuing approval.	<p>Development of refined landscape water conservation standards and submittal of documentation</p> <p>Confirmation that discretionary projects have incorporated the standards into project plans</p>	<p>Prior to approval of discretionary project application</p> <p>Prior to approval of discretionary project application</p>	City of Fresno Planning and Development Department and the Department of Public Utilities		
MM UTIL-4: The City shall evaluate additional landfill locations at the time discretionary projects are submitted and shall not approve development that could contribute solid waste to a landfill that is at capacity until additional capacity is provided.	Confirmation that discretionary projects would not contribute solid waste to a landfill that is at capacity.	At time of submittal	City of Fresno Planning and Development Department and the Department of Public Utilities		

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