



REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO. **VIII-C**
COMMISSION MEETING 7/6/16

July 6, 2016

APPROVED BY


DEPARTMENT DIRECTOR

FROM: MIKE SANCHEZ, Assistant Director
Development and Resource Management Department 

THROUGH: WILL TACKETT, Supervising Planner
Development Services Division 

BY: ISRAEL TREJO, Planner
Development Services Division 

SUBJECT:

Consideration of Vesting Tentative Tract Map No. 6090/UGM and related Environmental Assessment No. T-6090/UGM, for property located on the north side of West Bullard Avenue, between State Route 99 and North Grantland Avenues.

1. **APPROVE** the Finding of Conformity to the Fresno General Plan Master Environmental Impact Report as prepared for Environmental Assessment No. T-6090/UGM dated June 3, 2016.
2. **APPROVE** Vesting Tentative Tract Map No. T-6090/UGM subject to compliance with the Conditions of Approval dated July 6, 2016.

EXECUTIVE SUMMARY

Gary Giannetta, on behalf of GVM Development LLC, has filed Vesting Tentative Tract Map No. T-6090/UGM, pertaining to approximately 9.35 (net) acres of property located on the north side of West Bullard Avenue, between State Route 99 and North Grantland Avenues. Vesting Tentative Tract Map No. T-6090/UGM is a proposal to subdivide the subject property into a 35 lot single-family residential subdivision. The subject property is located within the Fresno General Plan and the West Area Community Plan, both plans designate the subject site for medium low density residential (3.50 to 6.00 dwelling units per acre) planned land uses. Vesting Tentative Tract Map No. T-6090/UGM proposes a 35 lot single-family residential subdivision on approximately 9.35 (net) acres at a density of 3.74 dwelling units per acre. Thus, the subject application is consistent with the planned land use and zoning approved for the project site and will implement the goals, objectives, and policies of the Fresno General Plan and the West Area Community Plan.

PROJECT INFORMATION

PROJECT	A 35 lot, single-family residential subdivision to be developed at a density of 3.74 dwelling units per acre
APPLICANT	Gary Giannetta on behalf of GVM Development LLC

LOCATION	Located on the north side of West Bullard Avenue, between State Route 99 and North Grantland Avenues (Council District 2, Councilmember Brandau)
SITE SIZE	Approximately 9.35 (net) acres
LAND USE	Existing - Vacant Proposed - Single-Family residential
ZONING	Existing - RS-4/UGM/cz (<i>Single-Family Residential/Urban Growth Management/conditions of zoning</i>) Proposed- No change
PLAN DESIGNATION AND CONSISTENCY	The proposed 35 lot single-family residential subdivision is consistent with the Fresno General Plan and West Area Community Plan designation of the site for medium low density residential planned land uses
ENVIRONMENTAL FINDING	Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR) SCH No. 2012111015, dated June 3, 2016
PLAN COMMITTEE RECOMMENDATION	The Council District 2 Plan Implementation Committee recommended approval of the project on June 13, 2016, by a vote of 3 to 0
STAFF RECOMMENDATION	Approve the vesting tentative tract map subject to compliance with the Conditions of Approval for 6090/UGM dated July 6, 2016

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Employment - Business Park	RR [County] Rural Residential	Vacant
East	Open Space – Neighborhood Park	RM-1/UGM <i>Multi-Family Residential/Urban Growth Management</i>	Vacant
South	Low Density Residential	RS-3/UGM Single-Family Residential/Urban Growth Management	Single-Family Residential

West	Medium Low Density Residential	RS-4/UGM Single-Family Residential/Urban Growth Management	Single-Family Residential
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ENVIRONMENTAL FINDING

The Development and Resource Management Department staff has prepared an Initial Study (See Attached "Appendix G To Analyze Subsequent Project Identified In MEIR No. SCH No.2012111015/Initial Study") to evaluate the proposed application in accordance with the land use and environmental policies and provisions of the lead agency City of Fresno General Plan and the related Master Environmental Impact Report (MEIR) SCH No. 2012111015.

The subject property is proposed to be developed at an intensity and scale that is permitted by the Medium Low Density Residential (3.50 to 6.00 dwelling units per acre) planned land use designation for the subject site. Thus, the subdivision of the subject property in accordance with the Vesting Tentative Tract Map No. 6090/UGM will not facilitate an additional intensification of uses beyond that which already exists or would be allowed by the above-noted planned land use designation. Moreover, it is not expected that the future development will adversely impact existing city service systems or the traffic circulation system that serves the subject property. These infrastructure findings have been verified by the Public Works and Public Utilities Departments. It has been further determined that all applicable mitigation measures of the MEIR have been applied to the project necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by the MEIR as provided by CEQA Guidelines Section 15177(b)(3).

Pursuant to Section 21157.1 of the California Public Resources Code (California Environmental Quality Act), it may be determined that a subsequent project, as identified in the MEIR pursuant to Section 21157(b)(2) of the Public Resources Code and CEQA Guidelines Section 15177, falls within the scope of a MEIR, provided that the project does not cause significant impacts on the environment that were not previously examined by the MEIR. Relative to the specific project proposal, the environmental impacts noted in the MEIR, pursuant to the Fresno General Plan land use designation, include impacts associated with the Medium Low Density Residential planned land use designation specified for the subject property. Based on the initial study prepared, the following findings are made: (1) The proposed project was identified as a Subsequent Project in the MEIR because its land use designation and permissible densities and intensities are allowed as set forth in the Fresno General Plan; (2) The proposed project will not generate additional significant effects not previously identified and analyzed by the MEIR for the reasons discussed within the environmental assessment for the subject project; and, (3) No new additional mitigation measures are required because the proposed project will not generate additional significant effects not previously identified and analyzed by the MEIR.

Therefore, the project proposal has been determined to be within the scope of the MEIR as defined by Section 15177 of the CEQA Guidelines and staff has properly published a Finding of Conformity to MEIR SCH No. 2012111015 dated June 3, 2016. In addition, after conducting a review of the adequacy of the MEIR pursuant to Public Resources Code Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no

substantial changes have occurred with respect to the circumstances under which the MEIR was certified; and, that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available.

BACKGROUND / ANALYSIS

Gary Giannetta, on behalf of GVM Development LLC, has filed Vesting Tentative Tract Map No. T-6090/UGM, pertaining to approximately 9.35 (net) acres of property located on the north side of West Bullard Avenue, between State Route 99 and North Grantland Avenues. Vesting Tentative Tract Map No. T-6090/UGM is a proposal to subdivide the subject property into a 35 lot single-family residential subdivision. The subject property is located within the Fresno General Plan and the West Area Community Plan, both plans designate the subject site for medium low density residential (3.50 to 6.00 dwelling units per acre) planned land uses. Vesting Tentative Tract Map No. T-6090/UGM proposes a 35 lot single-family residential subdivision on approximately 9.35 (net) acres at a density of 3.74 dwelling units per acre. Thus, the subject application is consistent with the planned land use and zoning approved for the project site and will implement the goals, objectives, and policies of the Fresno General Plan and the West Area Community Plan.

Previously Approved Applications

There are two existing conditions of zoning placed on the property as a result of Rezone Application No. R-05-123 which was approved by the Fresno City Council on January 23, 2007. Said conditions of zoning, and are how they are addressed as part of the project, are described below.

Condition of Zoning #1: The project applicant shall reserve an emergency vehicular access point along the north property line of the subject property, at the time of development, to the abutting northern property (APN 504-080-24); and,

Response:

Said required emergency vehicular access may or may not be needed, it depends on how the property to the north develops. There is a vast amount of vacant land (over 30 acres), owned by two different entities, located to the north and northwest of the project site. Should an integrated project be proposed over said area, the required ingress/egress will likely be afforded from said integrated project and the required emergency vehicular access through the subject property will not be needed.

Within the previous 2025 Fresno General Plan (expired), the abutting property to the north was planned for medium density residential uses. The current Fresno General Plan (adopted December 18, 2014), however, changed the planned land use designation to Employment - Business Park. Since the abutting property to the north now has a non-residential planned land use designation, the existing condition of zoning may now be outdated.

In the event that the emergency vehicular access is needed for the abutting property to the north, the applicant must provide said access in accordance with the conditions of approval for Vesting Tentative Tract Map No. 6090.

Condition of Zoning #2: The project applicant shall conduct a neighborhood meeting(s) regarding the project as necessary to explain the details of the project and obtain neighborhood input related to project design.

Response:

In addition to the conditions of zoning placed on the property, Rezone Application No. R-05-123 rezoned the subject property from the AE-20/UGM (Exclusive Twenty Acre Agricultural District/Urban Growth Management District) to the R-2/UGM/cz (Low Density Multiple Family Residential District/Urban Growth Management/conditions of zoning) zone district (it is noted that neither of these zone districts still exist and were updated as part of the Development Code Update approved on December 3, 2015). At the time, the R-2 zone district was a district primarily used for multi-family housing. Neighborhood residents raised various issues at the City Council hearing for R-05-123 including: traffic, safety, apartments, lack of green space, lack of infrastructure, lack of city services and lack of police presence in the area. In response to said issues raised at the hearing, the City Council placed said condition of zoning on the subject property. Since the subject property is no longer zoned for multi-family housing, the existing condition of zoning may now be outdated. The issues and concerns raised at the City Council hearing have been adequately addressed and are as follows:

- Reduces the traffic impacts on the area when compared to the previously approved 107 lot project.
- The proposed project is a 35 lot single-family residential subdivision and is not an apartment complex.
- The smallest proposed lot will contain 5,500 sq. ft. which is adequate for green/open space purposes.
- When compared to the previously approved 107 lot project, the proposed project reduces the impact on the local schools by reducing the "Student Yield", reduces water use and maintains the single family land use "pattern" in the area.

West Area Community Plan

The subject property is located within the West Area Community Plan area. An applicable policy is as follows: West Bullard Avenue is designated as a collector street at this location, as such, a 15' landscaped setback is required along said street.

Streets and Access Points

The Public Works Department, Traffic Engineering Division has reviewed the proposed project and potential traffic related impacts for the proposed applications and has determined that the streets adjacent to and near the subject site will be able to accommodate the quantity and kind of traffic which may be potentially generated subject to the requirements stipulated within the memoranda from the Traffic Engineering Division dated February 25, 2016. These requirements generally include: (1) The provision of a minimum two points of vehicular access to major streets for any phase of the development; (2) Street improvements, (including, but not limited to, construction of concrete curbs, gutters, pavement, underground street lighting systems; and, (3) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee, and the Fresno Major Street Impact (FMSI) Fee.

As noted above, the project applicant shall reserve an emergency vehicular access point along the north property line of the subject property. Said required emergency vehicular access may or may not be needed, it depends on how the property to the north develops. In the event that the emergency vehicular access is needed for the abutting property to the north, the applicant must provide said access in accordance with the conditions of approval for Vesting Tentative Tract Map No. 6090.

Community Plan Citizen Committee

The Council District 2 Plan Implementation Committee recommended approval of the project on June 13, 2016, by a vote of 3 to 0.

Public Services

Sewer

The Public Utilities Department has identified sanitary sewer requirements for this project. These conditions are listed in the memoranda dated April 13, 2016.

Water

Water facilities are available to provide service to the site subject to the conditions listed in the memoranda dated February 17, 2016.

FMFCD

The Fresno Metropolitan Flood Control District (FMFCD) has indicated that this project can be accommodated by the district. The project applicant shall comply with the FMFCD requirements as detailed in its memorandum dated February 24, 2016.

Notice of Planning Commission Hearing

The Development and Resource Management Department mailed notices of this Planning Commission hearing to surrounding property owners within 1000 feet of the subject property.

LAND USE PLANS AND POLICIES

As proposed, the project would also be consistent with the Fresno General Plan goals and objectives related to residential land use and the urban form:

Goal No. 7 of the Fresno General Plan encourages the City to provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the City.

Goal No. 8 of the Fresno General Plan encourages the development of Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools,

parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.

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

Similarly, supporting Objective LU-2 of the General Plan calls for infill development that includes a range of housing types, building forms, and land uses to meet the needs of both current and future residents.

Likewise, Objective LU-5 of the General Plan calls for a diverse housing stock that will support balanced urban growth, and make efficient use of resources and public facilities; and, Implementing Policy LU-5-c promotes medium density residential use to maximize efficient use of residential property through a wide range of densities.

Therefore it is staff's opinion that the proposed project is consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno.

Vesting Tentative Tract Map Findings pursuant to the FMC

Section 15-3309 of the FMC states that the Review Authority may approve or conditionally approve a Tentative Map if it makes all of the following findings:

1. Consistency. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable operative plan, adopted policies or guidelines, and the Municipal Code.

The proposed development is consistent with the General Plan designation of Medium Low Density Residential and the West Area Community Plan.

2. Passive and Natural Heating and Cooling. A subdivision for which a Tentative Map is required shall provide pursuant to the Map Act (Section 66473.1), to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

As proposed, the proposed subdivision will provide for future passive or natural heating or cooling opportunities.

3. Availability of Water. Water will be available and sufficient to serve a proposed subdivision with more than 500 dwelling units in accordance with the Map Act (Section 66473.7).

Water facilities are available to provide service to the site subject to the conditions listed in the memoranda dated February 17, 2016.

4. **Infrastructure Capacity.** There exists sufficient infrastructure capacity for water, runoff, storm water, wastewater, and solid waste systems to serve the proposed subdivision. In cases where existing infrastructure is found to be deficient, plans shall show how sufficient capacity will be provided.

The project was routed to the appropriate agencies and it was determined that there is sufficient infrastructure capacity for water, runoff, storm water, wastewater, and solid waste systems to serve the proposed subdivision.

5. **Compliance with Floodplain Regulations.** The proposed subdivision is compliant with the City of Fresno Floodplain Management Ordinance and the State of California Code of Regulations Title 23, as well as any other applicable State or federal law.

The project is not located within a flood prone area.

Vesting Tentative Tract Map Findings

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

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

1. The proposed subdivision map, together with its design and improvements, is consistent with the City's General Plan and the West Area Community Plan, because the plans designate the site for medium low density residential planned land uses and the project design meets the density and zoning ordinance criteria for development pursuant to Section 65451 of the California Gov't Code.
2. This site is physically suitable for the proposed type and density of development, because conditions of approval will ensure adequate access and drainage on and off the site; and, that development shall occur in accordance with adopted standards, goals, objectives, and policies for development in the City of Fresno.
3. The proposed subdivision design and improvement is not likely to cause substantial and considerable damage to the natural environment, including fish, wildlife or their habitat, because the area is not known to contain any unique or endangered species and the urbanized nature of the area in which the site is located.
4. The proposed subdivision design and improvements are not likely to cause serious public health and safety problems, because the conditions of approval have shown and will insure that the subdivision conforms with city health and safety standards.

5. The proposed subdivision design will not conflict with public easements within or through the site, because conditions of approval will assure noninterference with any existing or proposed public easements.
6. The design of the subdivision provides, to the extent feasible, for future passive and natural heating or cooling opportunities in the subdivision, because of the appropriate use and placement of landscaping plant materials and because of the orientation of the proposed lots.

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

Planning Commission action of the proposed Vesting Tentative Tract Map, unless appealed to the Council, is final.

CONCLUSION / RECOMMENDATION

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the Fresno General Plan and the West Area Community Plan; its compatibility with surrounding existing or proposed uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment. Upon consideration of this evaluation, it can be concluded that the Vesting Tentative Tract Map No. 6090/UGM is appropriate for the project site.

Attachments: 2015 Aerial Photograph of Site
 General Plan Land Use Map
 Exhibit A - Vesting Tentative Tract Map No. 6090 dated May 19, 2016
 Conditions of Approval for T-6090 dated July 6, 2016
 Comments and Requirements from Responsible Agencies
 Environmental Assessment No. T-6090, Finding of Conformity to the Fresno
 General Plan MEIR June 3, 2016

2015 Aerial

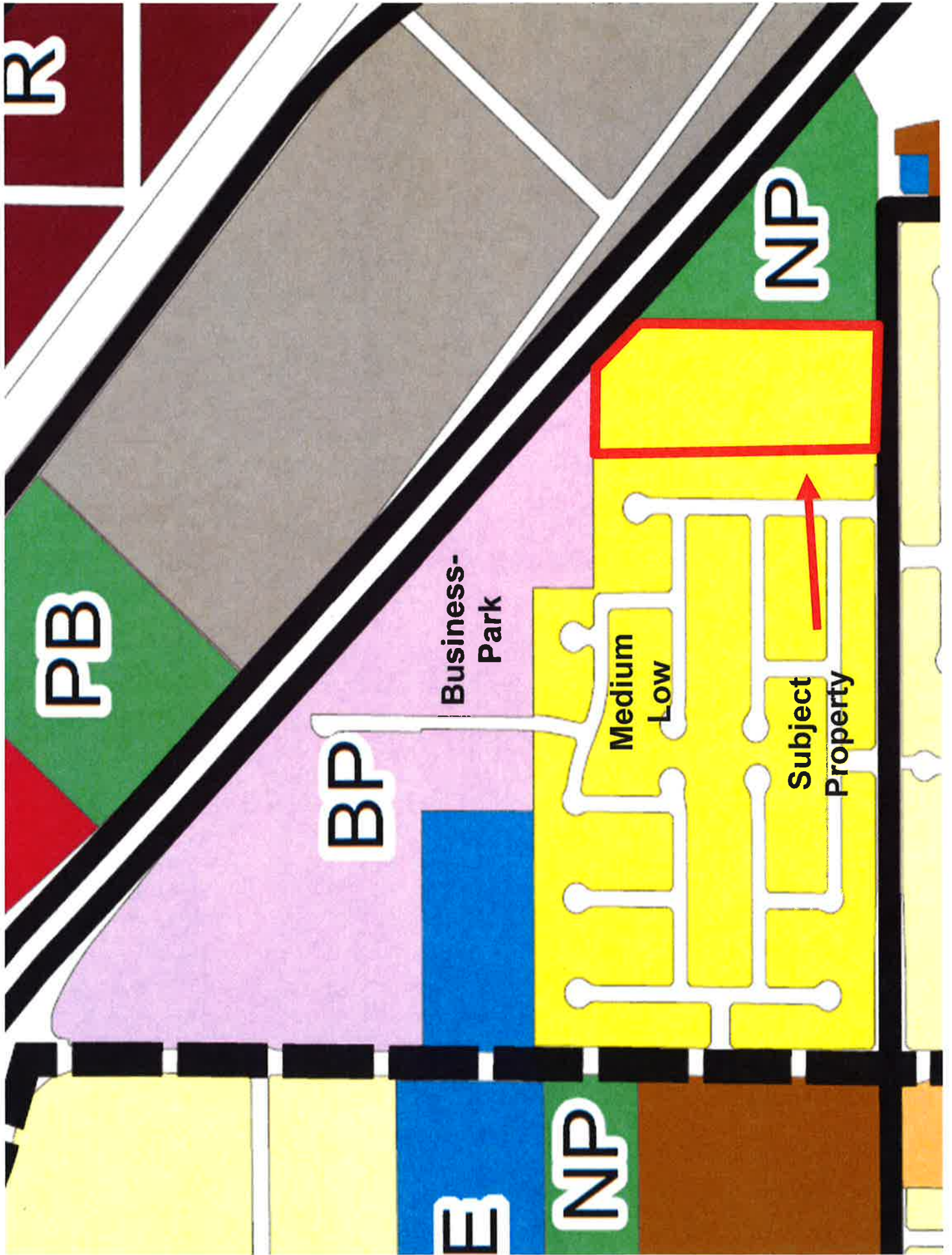


Google earth

Eye alt 3121 ft

Imagery Date: 3/18/2015

© 2016 Google



TENTATIVE SUBDIVISION MAP

TRACT No. 6090

A VESTING MAP
A PHASED MAP
APN 504-080-155
GROSS AREA = 9.81 ACRES
NET AREA = 9.35 ACRES

IMPROVEMENTS TO BE INSTALLED:

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

NOTES:

1. EXISTING ZONING - R-2/UGM/CZ
2. PROPOSED ZONING - R-1/UGM
3. EXISTING USE - VACANT
4. THE STREETS WITHIN THE BOUNDARIES OF THIS SUBDIVISION SHALL BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
5. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
6. THERE ARE NO EXISTING OR PROPOSED WATER OVERFLOW CONDITIONS THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
7. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING LOTS. (100%)
8. THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
9. THERE ARE NO EXISTING TREES WITHIN THIS PROPERTY.
10. THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES WITHIN THE LIMITS OF THIS SUBDIVISION, EXCEPT AS SHOWN.
11. LOT A LIES OUT OF PLAT SPACE.
12. 22' FOOT EASEMENT FOR DRAINAGE AND EMERGENCY VEHICLE ACCESS.

VICINITY MAP:



SUBDIVIDER:

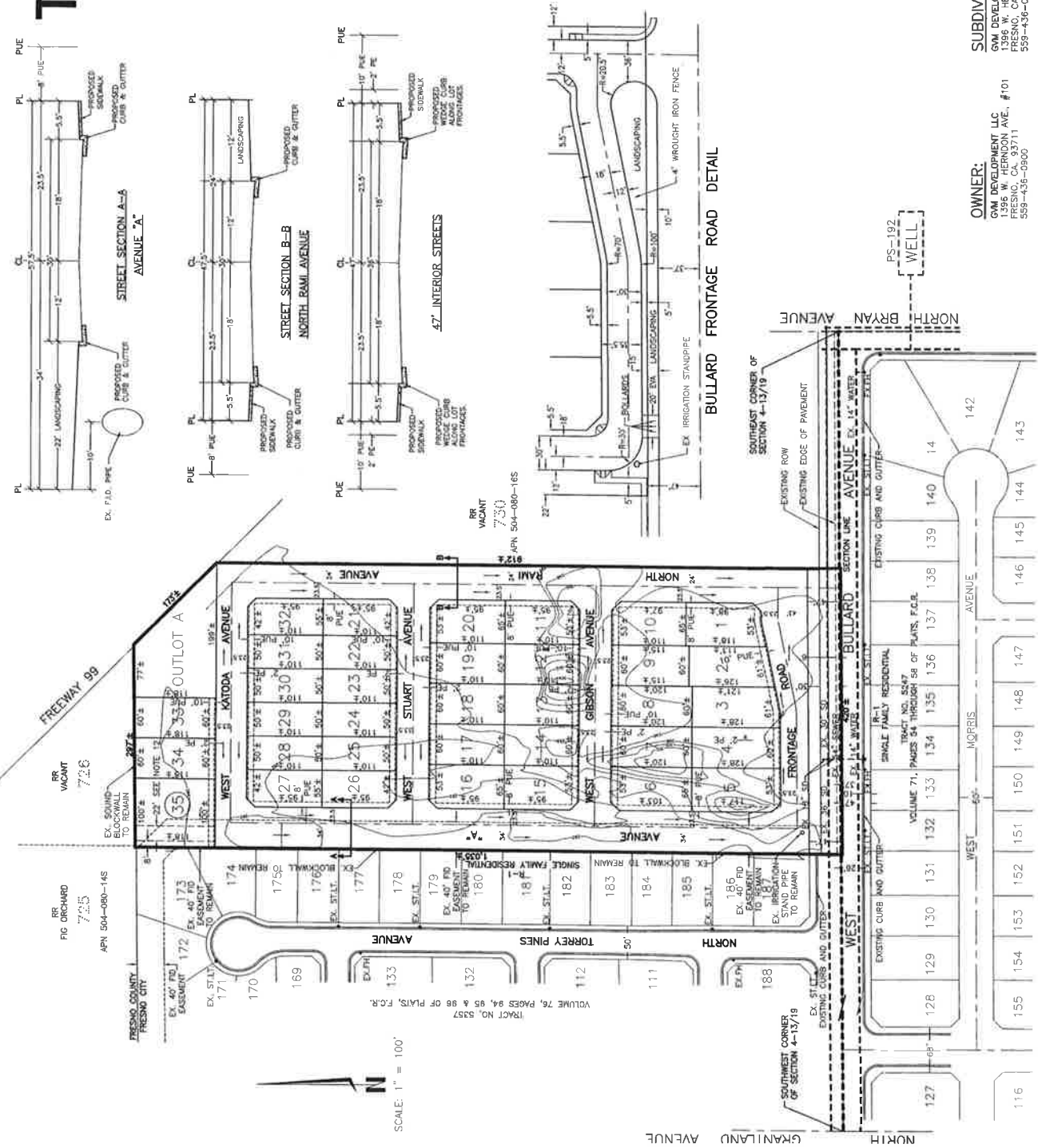
GAM DEVELOPMENT LLC
1396 W. HERNDON AVE., #101
FRESNO, CA 93711
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OWNER:

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DATE: 1/27/15 REV: 6/13/15 REV: 4/7/16 REV: 5/19/18 DO



SCALE: 1" = 100'

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

CONDITIONS OF APPROVAL

JULY 6, 2016

VESTING TENTATIVE TRACT MAP NO. 6090

Located on the north side of West Bullard Avenue, between State Route 99 and North Grantland Avenues

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

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code §66020(d)(1), the imposition of fees, dedications, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations or exactions imposed on the development project.

URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)

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

GENERAL CONDITIONS

1. Upon conditional approval of Vesting Tentative Tract Map No. 6090/UGM, a 35 lot single-family residential conventional subdivision dated May 19, 2016, the subdivider may prepare a Final Map in accordance with the approved vesting tentative map.
2. Submit grading plans and a soils report to the City of Fresno Development and Resource Management Department for verification prior to Final Map approval. Grading plans shall indicate the location of any required walls and indicate the proposed width of required landscape easements or strips. Approval of the grading plan is required prior to Final Map approval.
3. At the time of Final Map submittal, the subdivider shall submit engineered construction plans to the City of Fresno Public Works, Public Utilities, and Development and Resource Management Departments for grading, public sanitary sewer system, public water system, street lighting system, public streets, and storm drainage, including other

technical reports and engineered plans as necessary to construct the required public improvements and work and applicable processing fees.

4. Engineered construction plans shall be approved by the City prior to the approval of the Final Map. If, at the time of Final Map approval, such plans have not been approved, the subdivider shall provide performance security in an amount established by the City to guarantee the completion of plans.
5. Public utilities easements, as necessary, shall be shown on the Final Map and dedicated to the City of Fresno. Public utility easements beyond the limits of the Final Map, but required as a condition of development, shall be acquired at the subdivider's cost and shall be dedicated by separate instrument at the time of Final Map approval. The relocation of existing utilities necessitated by the required public improvements shall be paid for by the subdivider. The subdivider is responsible to contact the appropriate utility company for information.
6. Comply with the conditions, policies and standards set forth in the City of Fresno, Municipal Code, Chapter 15, "Subdivision of Real Property;" Resolution No. 68-187, "City Policy with Respect to Subdivisions;" and City of Fresno Standard Specifications, 2002 Edition, and any amendments thereto.
7. The developer/owner shall pay applicable fees for, but not limited to, plan checks for street improvements and other grading and construction; street trees, street signs, water and sewer service, and inspections in accordance with the City of Fresno Master Fee Schedule (City Resolution No. 79-606 and No. 80-420) and any amendments, modifications, or additions thereto; and in accordance with the requirements of State law as related to vesting tentative maps.
8. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the Fresno Municipal Code (FMC) and the State Subdivision Map Act. The subdivider shall complete all the public improvements prior to the approval of the Final Map by the City. If, at the time of Final Map approval, any public improvements have not been completed and accepted in accordance with the standards of the City, the subdivider may elect to enter into an agreement with the City to thereafter guarantee the completion of the improvements.
9. As a condition of Final Map approval, the subdivider shall furnish to the City a subdivision guarantee listing all parties having any right, title or interest and the nature of their interest per State law.

GENERAL INFORMATION

10. When the grading plan establishes a top of slope beyond the required landscape easement noted and the construction of the required wall is to be established coincident with the top of slope, then the required minimum easement width shall be expanded to include the full landscaped area up to the wall location.
11. The long term maintenance of all the items listed below is the ultimate responsibility of the owner/developer.

- a) The property owner shall be responsible for providing for the maintenance of all landscaping and hardscaping located within proposed Outlots associated with the proposed project.
 - b) The property owner shall be responsible for providing for the maintenance of all landscaping and hardscaping located in any entry median island or traffic medians located within the project.
 - c) The property owner shall be responsible for providing for the maintenance of the curbs and gutters, valley gutter, sidewalks, street lights and street signage within any local public street rights-of-way associated with the project.
 - d) The property owner shall be responsible for providing for the maintenance of all street trees within any local public street rights-of-way associated with the project.
12. Maintenance of the required landscape easements, streets, curbs and gutters, sidewalks, medians, and street furniture may be the responsibility of the City's Community Facilities District. Contact the Public Works Department, Engineering Services Division, at 559-621-8695 for information regarding the City's Community Facilities District. The property owners may petition the City for annexation to the City's Community Facilities District prior to Final Map approval.
 13. If the developer/subdivider elects to petition for annexation into the City's Community Facilities District, the subdivider/owner shall be required to provide the City of Fresno, Department of Public Works, with copies of signed acknowledgments from each purchaser of a lot within the subdivision, attesting to the purchasers understanding that the lot will have an annual maintenance assessment and that he/she is aware of the estimated amount of the assessment. The subdivider/owner shall execute and record a covenant on each lot providing notice that the subject property is subject to annual payment of the Community Facilities District assessment.
 14. Should the City Council not approve the annexation of any or all of the maintenance items listed above, then the property owner/subdivider shall create a homeowners association for the maintenance of these items and proposed private streets, utilities, and walls/gates. The proposed Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the proposed instruments for the homeowners association shall be submitted to the Planning and Development Department for review two weeks prior to Final Map approval. Said documents shall be recorded with the Final Map or alternatively submit recorded documents or documents for recording prior to final acceptance of subdivision improvements. Said documents shall include assignment of responsibility to the homeowners association for landscaping and other provisions as stated in the Planning and Development Department Guidelines for preparation of CC&Rs dated January 11, 1985.

Condition of Zoning – R-05-123

15. The subject property contains the following condition of zoning as approved by the Fresno City Council on January 23, 2007: The project applicant shall reserve an emergency vehicular access point along the north property line of the subject property, at the time of development, to the abutting northern property as identified by Assessor's Parcel Number 504-080-24.

As a result, the applicant is required to provide an emergency vehicle access point along the north property line of the subject parcel and shall be provided and located as follows:

If needed for emergency vehicle access, the owner/developer of the property to the north will be required to acquire a 16' wide easement (or minimum width required by the Fire Department) running along the easterly side of "Outlot A" in Vesting Tentative No. 6090 from the current owner of Outlot "A". The developer of Outlot "A" shall reserve adequate space to accommodate said easement through limitations on improvements within a minimum 16-foot wide area as described herein above. Should the easement be required for the development of the property to the north, it shall not be unreasonably denied. No monetary payment is required from the owner/developer of the property to the north to obtain the easement, however, the owner/developer of the adjacent property to the north (for which the easement is provided) is required to pay all costs for all improvements as necessary to create and maintain the easement and emergency vehicle access point.

The owner/developer of the land (to the north) who desires to use the access point will be responsible for removing a 16' wide opening (or approved width) in the existing sound wall, installing the required gate and locking system, and installing any and all sound mitigation features (on the north property) required to maintain the sound level on the "interior" of Vesting Tentative Tract No. 6090 to the same sound level that currently exists. The owner/developer to the north shall pay all costs associated with these items.

The owner/developer of the land to the north shall demonstrate to the satisfaction of the owner of Outlot "A" in Vesting Tentative Tract No. 6090, that they have obtained a "Primary" Access Point from another adjacent property owner(s) prior to requesting the 16' wide access easement discussed above.

Sidewalks

16. Provide sidewalks on both sides of the interior streets within the subdivision as shown Vesting Tentative Tract Map No. 6090 dated May 19, 2016.

Walls/Fences/Landscaping

17. The City of Fresno Noise Element of the General Plan identifies the maximum appropriate noise level exposure for outdoor activity areas to be 65 dB DNL, and for interior living areas a noise level exposure of not more than 45 dB DNL. The acoustical analysis prepared by WJV Acoustics dated May 1, 2015, recommends, in part, the existing 12' high sound wall at the north property line will remain as-is. Along Highway 99, the wall will be required to a height of 14', moving in a southerly direction, along the east property line of the subject property, the wall will gradually decrease in height from

12' down to 6'. Comply with the conclusions and recommendations in the acoustical analysis prepared by WJV Acoustics dated May 1, 2015. Any changes to these requirements must be approved by the Development and Resource Management Department.

18. Provide a corner cut-off area at all street intersections in accordance with Section 12-306-H-3-d of the Fresno Municipal Code. Corner cut-offs are established to provide an unobstructed view for vehicular and pedestrian traffic approaching an intersection. They are a triangular area formed by the property lines and a diagonal line adjoining points on the property lines, measured a specific distance from the point of their intersection. At the intersections of streets, this distance is 30 feet.

Lot Dimensions

19. Lot dimensions shall match those depicted on "Exhibit A," dated May 19, 2016, for Vesting Tentative Tract Map No. 6090, excepting changes as required per the conditions of approval.
20. Revise the map to identify the most current right-of-way acquisition for Caltrans along State Route 99.

Lot Coverage

21. The maximum lot coverage allowed is 50%. Additionally, lot coverage shall comply with the requirements of the Fresno Metropolitan Flood Control District.

Building Setbacks

22. Building setbacks shall be in accordance with the RS-4 zone district noted below for parcels 1 through 35 inclusive, and the provisions of the Fresno Municipal Code, unless otherwise noted in these conditions.

Front yard: Front yard setbacks to living space shall be a minimum of 13 feet. The setback to the garage from property line must be a minimum of 18".

Interior side yard: Interior side yard setbacks shall be a minimum of 10 feet total, minimum 4 feet each side.

Street side yard: Street side yard setbacks shall be a minimum of 10 feet.
(standard lot)

Street side yard: Street side yard setbacks shall be a minimum of 13 feet.
(reverse corner lot)

There are no proposed reversed corner lots.

Rear yard: Rear yard setbacks shall be a minimum 10 feet.

INFORMATION

23. Prior to the issuance of building permits for the subdivision, school construction fees shall be paid to the Clovis Unified School District in accordance with the school district's adopted schedule of fees.
24. Contact the United States Postal Service for the location and type of mailboxes to be installed in this subdivision.
 - a) It is recommended that at least 6 months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to completing the Agreement, the Developer shall provide a final map (with address details) to the local USPS representative. The Developer shall, at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.
25. Pursuant to Section 66456.1 of the Subdivision Map Act, which states "The right of the subdivider to file multiple Final Maps shall not limit the authority of the local agency to impose reasonable conditions relating to the filing of multiple Final Maps," multiple final maps filed by the subdivider on this tract shall fully and independently conform to all provisions of Fresno Municipal Code Chapter 12, Article 10, Subdivision of Real Property.
26. The developer/owner shall obtain any and all permits required for the removal or demolition of any existing building or structure located within the subdivision boundaries. The developer/owner shall also obtain any and all permits required for the proper abandonment/closure of any existing water well, septic tank/leach field or cesspool, and irrigation pipeline on the subject property. All such permits shall be obtained prior to commencement of tract grading work, in accordance with Chapter 13 of the Fresno Municipal Code.
27. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
28. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted (business hours: (559) 268-0109; after hours the contact phone number is (559) 488-3111 for the Fresno County Sheriff's Department). If remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (phone number (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (phone number (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists.
29. If animal fossils are uncovered, the Museum of Paleontology at the University of California, Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist; if the paleontologist determines the material to be significant, a recommendation shall be made to the City as to any further site investigation or preservation measures.

30. Apportionment of Special Assessment: If, as part of this subdivision, a division will be made of any lot or parcel of land upon which there is an unpaid special assessment levied under any State or local law, including a division into condominium interest as defined in Section 783 of the Civil Code, the developer/owner shall file a written application with the City of Fresno Director of Public Works, requesting apportionment of the unpaid portion of the assessment or pay off such assessment in full.

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

- a) A full description of each assessed lot, parcel or interest to be divided and of how such lot, parcel or interest will be divided;
 - b) A request that the Engineer apportion the amount remaining unpaid on the assessment in accordance with applicable law; and
 - c) Written consent of the owner(s) of each such lot, parcel, or interest to the requested apportionment.
 - d) The application shall be filed prior to the approval of the Final Map(s) by the City and shall be accompanied by a fee in an amount specified in the Master Fee Resolution for each separate lot, parcel, or interest into which the original assessed lot, parcel or interest is to be divided. The fee shall be in an amount sufficient to pay all costs of the City and the Engineer of Work responsible for determining the initial assessment in making the requested apportionment.
31. The subdivider shall comply with Regulation VIII of the San Joaquin Valley Air Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.
32. Solid waste disposal for the subdivision shall be provided by the City of Fresno. The method of collection to be utilized in this tract shall be subject to approval of the Solid Waste Manager (see below-noted conditions).

BUFFER LANDSCAPING

33. Comply with the memorandum from the Public Works Department dated February 9, 2016.

COMMUNITY FACILITIES DISTRICT

34. Comply with the memorandum from the Public Works Department dated May 13, 2015.

FIRE SERVICE

35. Comply with the memorandum from the Fire Department dated June 29, 2016.

SOLID WASTE SERVICE

36. Comply with the memorandum from the Solid Waste Division dated June 23, 2016.

STREETS AND RIGHTS-OF-WAY

37. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act.
38. The subdivider/owner shall make provisions for disabled persons in accordance with the Department of Public Works standards and as required by State law. Handicap access ramps are required to be constructed in sidewalks at all corners within the limits of the tract. Where street furniture is located within the sidewalk area (fire hydrants, streetlights, etc.), a minimum of 48 inches of unobstructed path shall be maintained to satisfy the American Disabilities Act requirements. If necessary, dedicate a pedestrian easement to accommodate for the four foot minimum unobstructed path requirement.
39. All of the required street improvements shall be constructed and/or installed in accordance with the City of Fresno Standard Specifications (2002 Edition). The following shall be submitted as a single package to the Public Works Department for review and approval:
 - a. Signing and striping plans (per current California Department of Transportation standards);
 - b. Street Construction Plans;
 - c. Landscape and irrigation plans (median island and street trees within all parkways); and
40. The subdivider shall underground all existing off-site overhead utilities and proposed utility systems in accordance with FMC Sections 12-1011 and Resolution No. 78-522, 88-229.
41. The subdivider shall construct an underground street lighting system per Public Works Standards within the limits of the tract. Spacing and design shall conform to Public Works Standards. Height, type, spacing, etc., of standards and luminaries shall be in accordance with Resolution No. 68-187, 78-522, 81-219, and 88-229 or any modification thereto approved by the City Traffic Engineer prior to Final Map approval. Upon completion of the work by the subdivider and acceptance of the work by the City, the street lighting system shall be dedicated to the City. Submit engineered construction plans to the Public Works Department for approval.
42. All dead-end streets created by this subdivision shall be properly barricaded in accordance with City standards within seven days from the time the streets are surfaced or as directed by the City Engineer.
43. The developer shall comply with Rule 8060 of the San Joaquin Valley Air Pollution Control District for the control of fugitive dust requirements from paved and unpaved roads.
44. Comply with the memoranda from the Public Works Department, Traffic and Engineering Division, dated February 25, 2016.

SANITARY SEWER SERVICE

45. Comply with the memorandum from the Public Utilities Department dated April 13, 2016.

WATER SERVICE

46. Comply with the memorandum from the Department of Public Utilities, Water Division dated February 17, 2016.

URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)

47. The developer of property located within the UGM boundaries shall comply with all sewer, water and street requirements and pay all applicable UGM fees imposed under the Urban Growth Management process (with appropriate credit given for the installation of required UGM improvements) in accordance with the requirements of State Law as related to tentative tract maps.
48. The developer will be responsible for the relocation or reconstruction of any existing improvements or facilities necessary to construct any of the required UGM improvements.

Right-of-Way Acquisition

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

FLOOD CONTROL AND DRAINAGE

54. Comply with the memorandum from the Fresno Metropolitan Flood Control District dated February 24, 2016.
55. Any temporary ponding basins constructed or enlarged to provide service to the subdivision shall be fenced in accordance with City standards with seven days from the time the basin becomes operational or as directed by the City Engineer. Temporary ponding basins will be created through a covenant between the City and the Developer prior to Final Map approval. Maintenance of the temporary ponding basin shall be by the Developer until permanent service for the entire subdivision is provided.

STREET NAMES

56. Submit a list of street names, to Jon Bartel in the Public Works Department, for review and approval.

COUNTY OF FRESNO – DEPARTMENT OF PUBLIC HEALTH

57. Comply with the letter from the County of Fresno dated February 10, 2016.

FRESNO IRRIGATION DISTRICT

58. Comply with the letter from the Fresno Irrigation District dated February 18, 2016.

CENTRAL UNIFIED SCHOOL DISTRICT

59. Contact the local school district and pay appropriate fees.

DEVELOPMENT FEES AND CHARGES

60. This project is subject to the following fees and charges:

SEWER CONNECTION CHARGES	FEE RATE
a. Lateral Sewer Charge [1]	\$0.10/sq. ft. (to 100' depth)
b. Oversize Charge [1]	\$0.05/sq. ft. (to 100' depth)
c. Trunk Sewer Charge [2] Service Area: Grantland	\$419/living unit
d. Wastewater Facilities Charge [3]	\$2,119/living unit
e. House Branch Sewer Charge [2]	N/A

WATER CONNECTION CHARGES	FEE RATE
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f. Service Connection Charge	Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.
g. Frontage Charge [1]	\$6.50/lineal foot
h. Transmission Grid Main Charge [1]	\$643/gross acre (parcels 5 gross acres or more)
i. Transmission Grid Main Bond Debt Service Charge [1]	\$243/gross acre (parcels 5 gross acres or more)
j. UGM Water Supply Fee [2] Service Area: 201s	\$407/living unit
k. Well Head Treatment Fee [2] Service Area: 201	\$0/living unit
l. Recharge Fee [2] Service Area: 201	\$0/living unit
m. 1994 Bond Debt Service [1] Service Area: 201	\$0/living unit

<u>CITYWIDE DEVELOPMENT IMPACT FEES</u>	<u>FEE RATE</u>
q. Fire Facilities Impact Fee – Citywide [4]	\$539/living unit
r. Park Facility Impact Fee – Citywide [4]	\$2278/living unit
s. Quimby Parkland Dedication Fee [2]	\$1120/living unit
t. Citywide Regional Street Fee [3]	\$8,361/adj. acre
u. New Growth Area Major Street Fee [3]	\$18,790/adj. acre
v. Police Facilities Impact Fee – Citywide [4]	\$624/living unit
w. Traffic Signal Charge [1]	\$450.94/living unit
x. UGM Right of Way Acquisition Charge [2]	N/A

On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008 – 023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact the County of Fresno, Public Works and Planning Department to determine payment of this fee obligation. Confirmation by the County of Fresno is required before the City of Fresno can issue building permits.

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

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.

[5] Determined by Public Works.

DEPARTMENT OF PUBLIC WORKS

TO: Israel Trejo, Planner III
Planning Division

FROM: Hilary Kimber, Parks Supervisor II (559.621.1345)
Streets Division

DATE: February 9, 2016

SUBJECT: **Tract 6090** (APN 504-081-15s6602 West Bullard Avenue; located on the north side of West Bullard Avenue between State Route 99 and North Grantland Avenue:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards and AB1881.
2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 60' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.
 - a. Street tree inspection fees shall be collected for each 60' of public street frontage or one tree per lot whichever is greater.
 - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
 - c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
 - d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.
 - e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.
 - f. The designated street tree for W. Bullard Ave. is:

Nyssa sylvatica

Black Tupelo

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

1. The existing buffer along North Knotting Hill Drive is currently maintained by CFD12. There are no additional landscape/irrigation requirements for this street.

OUTLOTS

1. The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require approved landscape and irrigation plans to be submitted with landscape buffer plans prior to inclusion into the CFD.
2. Outlots which are utilized for water well purposes will not be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance of all plant material on the well site.



DATE: May 13, 2015

TO: Israel Trejo, Planning Analyst
Development and Resource Management Department

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

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE
TRACT MAP NO. 6090 REGARDING MAINTENANCE REQUIREMENTS

LOCATION: 6602 West Bullard Avenue

APN: 504-080-15S

ATTENTION:

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

X	CFD Annexation Request Package	Ann Lillie	(559) 621-8690 ann.lillie@fresno.gov
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The Public Works Department, Traffic and Engineering Services Division, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval. These requirements are based on City of Fresno code, policy, standards and the public improvements depicted on the exhibits submitted for this development.

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

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

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

1. The Property Owner's Maintenance Requirements

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new Single-Family developments

are the ultimate responsibility of the Developer. The Developer shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 11 ("CFD No. 11").

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

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within the street rights-of-way and landscape easements; including without limitation, parkways, buffers, street entry medians and sides (**10' minimum landscaped easements**).
- All landscaping, trees, irrigation systems, hardscaping and amenities within Outlots, open spaces and trails associated with this development.
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, median island concrete maintenance band and cap, and street lights in **all Major Streets**.
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures and street entry and interior median island curbing and hardscape, street paving, street name signage and street lights in **all Local Streets**.

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

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

- b. The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 11 for Services **SHALL** be included in the DCC&Rs or some other City approved mechanism for the required Services associated with this development. Contact the Planner in the Development and Resource Management Department for more details.

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

FIRE DEPARTMENT

DATE: June 29, 2016

TO: ISRAEL TREJO, Planner III
Development Department/Current Planning

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

SUBJECT: VESTING TENTATIVE TRACT MAP NO. 6090/UGM,

This is a 35 lot conventional public street single family home subdivision division.

The Fire Department's conditions of approval include the following:

Proposed tract is located 0.5 miles from temporary Fire Station 18 and 2.0 miles of proposed permanent Fire Station 18.

Provide fire hydrants and fire flow per Public Utilities standards for single family residential development. The fire hydrant system shall be in service before delivery of lumber on site unless otherwise approved with a temporary water supply for model home construction.

All construction work on this project is subject to interruption if the road system becomes impassable for fire apparatus. Access roadways during construction shall be paved or provided with an all-weather driving surface approved by the Fire Department.

The following public streets are less than 36' in width and will require red curb or NO PARKING signs per Public Works Standards:

- N. Rami: entire east side
- N. Avenue "A": entire west side
- W. Bullard Frontage Road: entire south side

A second point of access is proposed as an EVA at the southwest corner of the tract. The following items are required for this EVA:

- Provide a P-67 EVA approaches on each side of the gate
- Provide Fire X-1 padlock for the gate
- Provide paved or concrete surface between approaches as approved by Public Works
- The EVA curbs shall be painted red

City of



DEPARTMENT OF PUBLIC UTILITIES

Date: June 23, 2016

To: ISRAEL TREJO, Planner III
Development and Resource Management Department

From: MIKEAL CHICO, Management Analyst II
Solid Waste Management Division

A handwritten signature in black ink, appearing to be "MC" or similar initials, located to the right of the "From:" line.

Subject: Vesting Tentative Map of Tract No. 6090/UGM
were filed by Gary Giannetta on behalf of GVM Development LLC., and pertains to approximately 9.81 acres of property located on the West Bullard Avenue, between State Route 99 and North Grantland, 6602 W. Bullard Avenue & APN: 504-081-15s. Vesting Tentative Map of Tract No. 6090/UGM is a request to subdivide the subject property into a 35-lot single family residential conventional subdivision and Rezone Application No. R-16-001 is a request to rezone the property from the R-2/UGM/cz (Low Density Multiple Family Residential/Urban Growth Management/conditions of zoning) zone district to the RS-4 zone district.

Does Project Affect Your Agency/Jurisdiction

The project is composed of single family residential parcels and will be serviced by the city of Fresno Solid Waste Management Division. The individual owners are required to contact the city's Utilities Billing Collections to start disposal services which consists of the weekly collection of trash, recycling and green-waste materials.

Suggestions to Reduce Impacts/Address Concerns

None.

Recommended Conditions of Approval

None.

Additional Information

None.



DATE: February 25, 2016

TO: Israel Trejo
Development and Resource Management Department

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

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

SUBJECT: Public Works Conditions of Approval
TT 6090, 6602 West Bullard Avenue
GVM Development LLC / Gary Giannetta

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

Provide the following information on the tentative map and / or complete the following, prior Planning Commission.

1. Revise the proposed cross sections to meet current Public Works Standards, prior to the Final Map.
2. Revise the map to identify the most current right of way acquisition for Caltrans at the intersection of Rumi and Kadota. Adjust the streets and lots accordingly.
3. Revise the cross section for Avenue "A" as described below:
Irrigation /Canal Requirements: The developer shall enter into an agreement with the Fresno Irrigation District (FID) providing for piping the canal(s) and submit an executed copy of the agreement or commitment letter from FID to the Development and Resource Management Department. **All piping shall be located outside of the proposed street right of way.** Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Traffic and Engineering Services Division, for review and approval. Identify the proposed easement and provide a final cross sectional detail on the map.
4. Identify all existing and proposed street easements on the map.

General Conditions:

1. Curb Ramps: Provide curb ramps at all corners within the limits of this subdivision.
2. Pedestrian Easements: **Identify** all pedestrian easements on the map.
 - a. Local Streets: If constructed to a 50' cross section, a 1' pedestrian easement is required on streets with driveway approaches.
3. Visibility triangles: Identify visibility triangles at all intersections.
4. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 12-1011 and Resolution No. 78-522/88-229.

5. Outlots: If the subdivider seeks to dedicate to the City, in fee, an outlet for open space purposes, subdivider shall prove to the City that the outlet is free of toxic or hazardous materials pursuant to the requirements of City Administrative Order 8-1, including, but not limited to, performing a Phase I Soils Investigation. The soils Investigation report shall be submitted to the Public Works Department for review and approval. The subdivider must obtain Public Works approval of the soils investigation report and complete any mitigation work identified by the soils investigation **prior to subdivider's submittal of the Final Map to the Development Department**. Any and all costs associated of the soils investigation and any required mitigation work shall be performed at the sole expense of the subdivider.
6. Plan Submittal: Submit the following plans, as applicable, in a single package, to the **Public Works Department** for review and approval: Street: construction, signing, striping, traffic signal and streetlight.
7. The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division, (559) 621-8693. Encroachment permits must be approved prior to issuance of building permits.
8. Street widening and transitions shall also include utility relocations and necessary dedications.
9. **Garages**: Garages or carports shall be located **not less than eighteen feet** from any street frontage where the garage door or carport opening faces and takes direct access to the street.

Frontage Improvement Requirements:

Public Streets:

Bullard Avenue: 4-lane 94' Collector with frontage road

1. Dedication Requirements
 - a. Dedicate to provide for **(47' for major street + 42' for frontage road, additional dedication required for bulb) 89' to 99.5'**, for public street purposes, within the limits of this application, per Public Works Standards. **(37' curb to curb)**
 - b. Dedicate a corner cut for public street purposes at the northeast corner of Bullard and Rumi.
2. Construct:
 - a. Construct the frontage island to Public Works Standard **P-65**.
 - b. Construct **20'** of permanent paving (measured from face of curb) within the limits of this subdivision.
 - c. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-8** for Collector Streets.
 - d. Construct an emergency vehicle access per Public Works Standard **P-67** within the frontage median.

Bullard Avenue: Local frontage road

1. Dedication Requirements:
 - a. Dedicate **42' of property, from the median island face of curb** (north side), for public street purposes, within the limits of this application, per Public Works Standard **P-65**.
2. Construction Requirements:

- a. Construct **30'** of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
- b. Construct a curb ramps per Public Works Standard **P-28** and **P-32**, based on a **16'** radius adjacent to **Lot 1**.
- a. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12' residential pattern**. (5 ½'- 6'- ½')
- c. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
- d. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-9** for local streets.

Interior Streets:

Dedicate, design and construct all curb, gutter, sidewalk, permanent paving, easements and underground street lighting systems on all interior local streets to Public Works Standard **P-56**. All driveways shall be constructed to Public Works Standards **P-3** and **P-6**. Pedestrian easements are required behind driveways with sidewalk patterns less than **10'**.

Specific Mitigation Requirements: This tract will generate 26 a.m. / 35 p.m. peak hour trips; therefore, a Traffic Impact Study (TIS) **is not required**.

1. The first order of work shall include a minimum of two points of vehicular access to the major streets for any phase of this development.
2. Bullard Avenue:
 - b. Remove the sidewalk, fence and gate out of the frontage island to protect pedestrians and provide for safety.
 - c. Revise the frontage road to comply with Public Works Standard P-65.
 - d. Revise the detail for the median island such that the existing sidewalk to the west is within the existing 47' street r/w.
3. Rumi Avenue:
 - a. Revise the spelling to Rumi on the map.
 - b. Construct a concrete sidewalk (approximately 65') on the east side of Rumi and a ramp to provide pedestrian access to a ramp on Lot 1.
 - c. Revise the street alignment along Rumi, such that the B.C. of the return is on the south east corner of the parcel. Transition after the return.
4. North Ensley Lane (Avenue "A"):
 - a. Revise the street cross section to eliminate the FID pipe from the street right of way.
5. Kadota Avenue:
 - a. Revise the spelling of West Kadota Avenue.

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

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

Fresno Major Street Impact (FMSI) Requirements:

Bullard Avenue: Collector (Growth Area Street)

1. If not existing, dedicate **and construct (2) 17' center section travel lanes and a 12' center two-way left turn lane** within the limits of this subdivision. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.

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



DEPARTMENT OF PUBLIC UTILITIES



Providing Life's Essential Services

Date: April 13, 2016

To: ISRAEL TREJO, Planner III
Planning and Development

From: DOUG HECKER, Planning Manager 
Department of Public Utilities, Planning and Engineering Division

Subject: **REVISED** SANITARY SEWER REQUIREMENTS FOR VESTING TENTATIVE TRACT No.6090/UGM.

General

Vesting Tentative Map of Tract No. 6090/UGM and Rezone Application No. R-16-001 were filed by Gary Giannetta on behalf of GVM Development LLC., and pertains to approximately 9.81 acres of property located on the West Bullard Avenue, between State Route 99 and North Grantland, 6602 W. Bullard Avenue & APN: 504-081-15s. Vesting Tentative Map of Tract No. 6090/UGM is a request to subdivide the subject property into a 35-lot single family residential conventional subdivision and Rezone Application No. R-16-001 is a request to rezone the property from the R-2/UGM/cz (Low Density Multiple Family Residential/Urban Growth Management/conditions of zoning) zone district to the RS-4 zone district.

Sanitary Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 54-inch trunk located W. Bullard Avenue. The following sewer improvements shall be required prior to providing City sewer service to the project:

1. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
2. Separate sewer house branches are required for each lot.
3. Abandon any existing on-site private septic systems.
4. A Preliminary sewer design layout shall be prepared by the Developer's Engineer and submitted to the Department of Public Utilities for review and conceptual approvals prior to submittal or acceptance of the developers final map and engineered plan & profile improvement drawing for City review.
5. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.

6. All public sanitary sewer facilities shall be constructed in accordance with City Standards, Specifications, and Policies.
7. All underground utilities shall be installed prior to permanent street paving.

Sanitary Sewer Fees

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

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



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



DATE: February 17, 2016

TO: ISRAEL TREJO, Planner III
Development and Resource Management Department – Current Planning

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

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

SUBJECT: WATER REQUIREMENTS FOR VESTING TENTATIVE TRACT T-6090

General

Vesting Tentative Map of Tract No. 6090/UGM and Rezone Application No. R-16-001 were filed by Gary Giannetta on behalf of GVM Development LLC., and pertains to approximately 9.81 acres of property located on the West Bullard Avenue, between State Route 99 and North Grantland, 6602 W. Bullard Avenue & APN: 504-081-15s. Vesting Tentative Map of Tract No. 6090/UGM is a request to subdivide the subject property into a 35-lot single family residential conventional subdivision and Rezone Application No. R-16-001 is a request to rezone the property from the R-2/UGM/cz (Low Density Multiple Family Residential/Urban Growth Management/conditions of zoning) zone district to the RS-4 zone district.

Water Service

The nearest water main to serve the proposed development is a 14-inch main located in West Bullard Avenue. The following water improvement shall be required prior to providing City water service to the project.

- 1) Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
- 2) Separate water services with meter boxes shall be provided to each lot.
- 3) Installation(s) of public fire hydrant(s) is/are required in accordance with City Standards.



- 4) Seal and abandon any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.
- 5) Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Assistant Public Utilities Director.
- 6) Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.
- 7) All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

Water Fees

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

- 1) Water Well Service Area: 201s
- 2) TGM Area: B

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

File No. 210.45

Page 1 of 5

PUBLIC AGENCY

ISRAEL TREJO
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

ERIC GIBBONS, GVM DEVELOPMENT, LLC
1396 W. HERNDON AVE., SUITE 101
FRESNO, CA 93711

PROJECT NO: **6090**

ADDRESS: **6602 W. BULLARD AVE.**

APN: **504-081-155**

SENT: **2/24/16**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)
EM	\$76,753.00	NOR Review	\$421.00 To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$1,174.00 Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review	For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached).
Total Drainage Fee: \$76,753.00		Total Service Charge:	\$1,895.00

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/29/16 based on the site plan submitted to the District on 2/10/16. Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

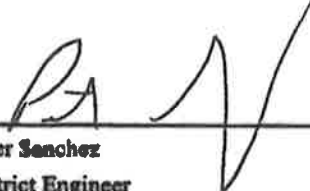
**FR
TRACT
No. 6090**

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

Page 3 of 5

FR TRACT No. 6090

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 1997 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. ☒ See Exhibit No. 2 for additional comments, recommendations and requirements.


Peter Sanchez
District Engineer


Mark Will
Project Engineer

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

Page 4 of 5

CC:

GARY GIANNETTA

1119 S STREET

FRESNO, CA 93721

FR TRACT No. 6090

Page 5 of 5

**Storm Drain Facilities
Cost Sheet**

15" Concrete Pipes	\$63.00 LF
18" Concrete Pipes	\$67.00 LF
24" Concrete Pipes	\$75.00 LF
30" Concrete Pipes	\$86.00 LF
36" Concrete Pipes	\$104.00 LF
42" Concrete Pipes	\$121.00 LF
48" Concrete Pipes	\$142.00 LF
54" Concrete Pipes	\$172.00 LF
60" Concrete Pipes	\$202.00 LF
66" Concrete Pipes	\$238.00 LF
72" Concrete Pipes	\$276.00 LF
84" Concrete Pipes	\$308.00 LF
96" Concrete Pipes	\$333.00 LF
15" Jacked Pipes	\$525.00 LF
18" Jacked Pipes	\$575.00 LF
24" Jacked Pipes	\$650.00 LF
30" Jacked Pipes	\$725.00 LF
36" Jacked Pipes	\$800.00 LF
42" Jacked Pipes	\$850.00 LF
48" Jacked Pipes	\$900.00 LF
54" Jacked Pipes	\$975.00 LF
60" Jacked Pipes	\$1,050.00 LF
66" Jacked Pipes	\$1,150.00 LF
72" Jacked Pipes	\$1,300.00 LF
84" Jacked Pipes	\$1,450.00 LF
Manholes	\$3,550.00 EA
Inlets & Laterals	\$4,450.00 EA
Outfalls	\$8,500.00 EA
Canal Outfalls	\$9,000.00 EA
Basin Excavation	\$0.75 CY
IMPROVEMENTS ADJACENT TO BASIN	
Fence, Pad. and Gate	\$20.00 LF
Mowstrip	\$17.50 LF
Arterial Paving	\$62.00 LF
Local Paving	\$41.50 LF
Curb and Gutter	\$18.25 LF
Sidewalk	\$36.00 LF
Sewer Line	\$21.00 LF
Water Line	\$24.00 LF
Street Lights	\$21.00 LF
Pump Station/Intake	\$350,000.00 EA

FR TRACT No. 6090

OTHER REQUIREMENTS
EXHIBIT NO. 2

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

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

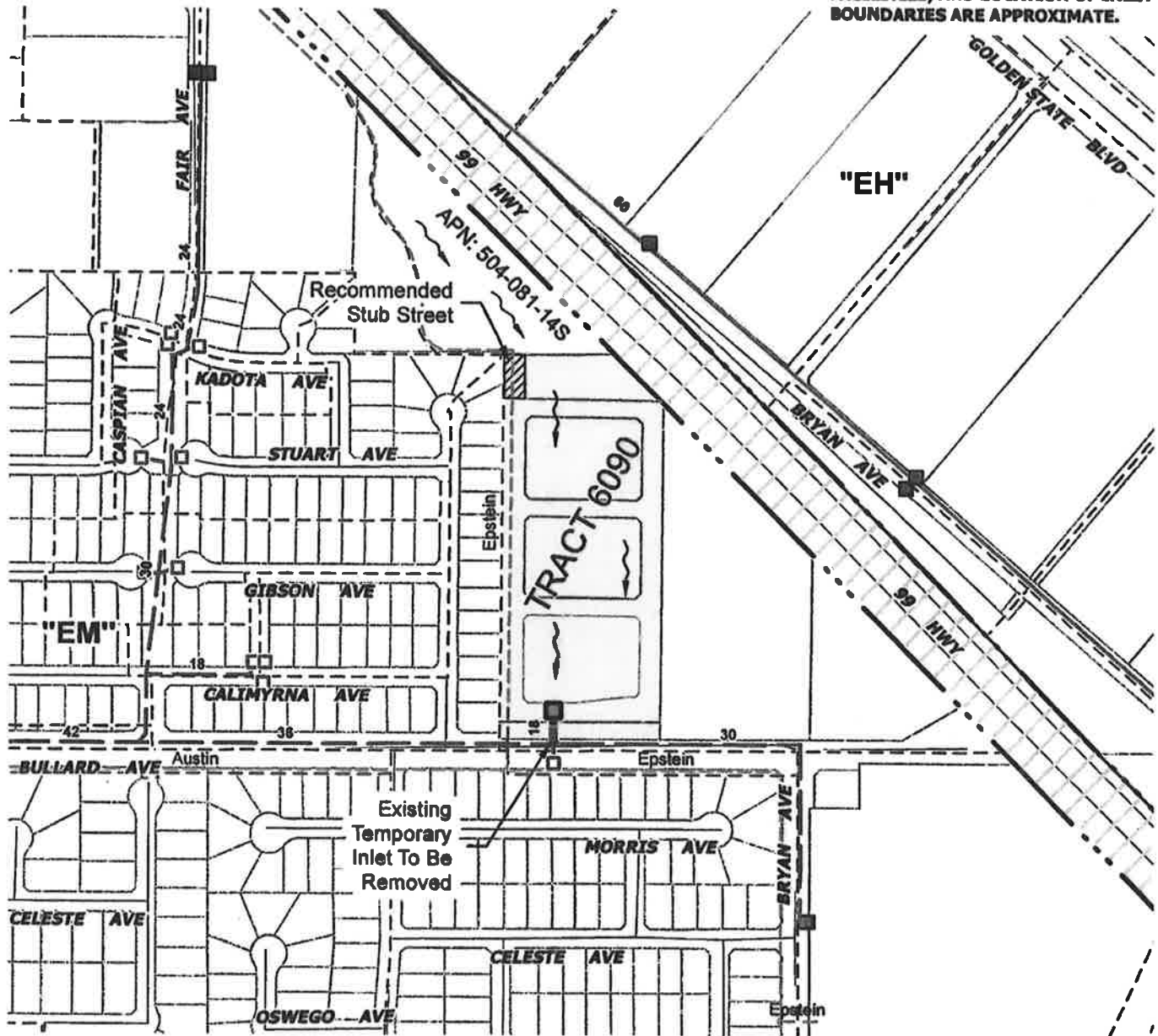
The District recommends a stub street to the south of APN No. 504-081-14S. This is necessary to provide surface drainage from APN No. 504-081-14S to the Master Plan inlet to the south on Bullard Avenue. If the stub street is not constructed, then the developer of Tract 6090 will be responsible for the non-fee creditable cost of a pipe extension to the south property line of APN No. 504-081-14S.

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

Development No. Tract 6090

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



LEGEND

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Inlet & Lateral
- Existing Master Plan Facilities
- Future Master Plan Facilities
- FID Facilities
- Inlet Boundary
- Drainage Area Boundary
- Direction of Drainage



1" = 400'

TRACT 6090
DRAINAGE AREA "EM"



EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared By: KR
Printing Date: 2/18/2018
File: K:\Autocad\DWGS\0EXHIBIT\TRACTS\6090.mxd



County of Fresno

DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, DIRECTOR

February 10, 2016

Israel Trejo
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

LU0018367
2602

Dear Mr. Trejo:

PROJECT NUMBER: T-6090, R-16-001

Vesting Tentative Map of Tract No. 6090/UGM and Rezone Application No. R-16-001 were filed by Gary Giannetta on behalf of GVM Development LLC., and pertains to approximately 9.81 acres of property located on West Bullard Avenue, between State Route 99 and North Grantland. **Vesting Tentative Map of Tract No. 6090/UGM** is a request to subdivide the subject property into a 35-lot single family residential conventional subdivision and **Rezone Application No. R-16-001** is a request to rezone the property from the R-2/UGM/cz (*Low Density Multiple Family Residential/Urban Growth Management /conditions of zoning*) zone district to the RS-4 zone district.

APN: 504-081-15s

ZONING: RM2/UGM/CZ

ADDRESS: 6602 W. BULLARD AVE.

Recommended Conditions of Approval:

- Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- Due to the proximity of the proposed residential uses to an existing thoroughfare, consideration should be given to conformance with the Noise Element of the City of Fresno General Plan. A noise study should be conducted in order to identify the potential noise impacts and offer mitigation alternatives.
- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

Promotion, preservation and protection of the community's health

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

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

Equal Employment Opportunity ♦ Affirmative Action ♦ Disabled Employer

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

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

REVIEWED BY:

Kevin
Tsuda

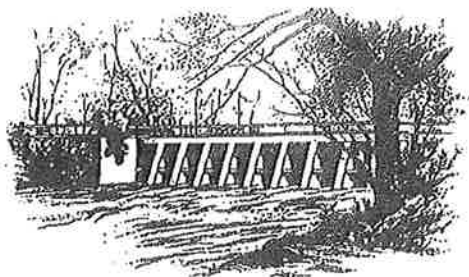
Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o=Fresno
County Department of Public Health,
ou=Environmental Health Division,
email=Ktsuda@co.fresno.ca.us, c=US
Date: 2016.02.10 13:26:10 -0800

Kevin Tsuda, R.E.H.S.
Environmental Health Specialist II

(559) 600-3271

kt

cc: Glenn Allen- Environmental Health Division (CT 42.07)
Gary Giannetta- Project Engineer (garygce@sbcglobal.net)
Eric Gibbons- Applicant (rgibbons@gvhomes.com)



YOUR MOST VALUABLE RESOURCE - WATER

February 18, 2016



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

Israel Trejo
City of Fresno
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Vesting Tentative Map of Tract No. 6090/UGM, Rezone Application No. R-16-001
N/E Bullard and Grantland Avenues
FID's Epstein No. 48

Dear Mr. Trejo:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Map of Tract No. 6090/UGM and Rezone Application No. R-16-001 for which the applicant requests to subdivide the subject property into a 35 lot single family residential conventional subdivision and rezone the subject from the R-2/UGM/cz zone district to the RS-4 zone district. The subject property is approximately 9.81 acres, APN: 504-081-15. FID has the following comments:

1. FID's active Epstein No. 48 pipeline runs northerly and traverses the west side of the subject property as shown on the attached FID exhibit map, in an exclusive 40-foot wide easement recorded on November 28, 2005, as Document No. 2005-02774069, Official Records of Fresno County.
2. The attached plans for the Epstein Pipeline indicates this section of the pipeline was installed in 2005 (11 years old) as a 48-inch diameter Rubber Gasket Reinforced Concrete Pipe (RGRCP) which meets FID's standards for developed (residential, industrial, commercial) parcels or urban areas.
3. FID requires its easements be shown on all future maps and plans with proper recording information, and that FID be made a party to signing the final map.

G:\Agencies\FresnoCity\Tract Map\6090UGM.doc

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

4. FID does not allow FID owned property or easements to be in common use with public utility easements but will, in certain instances, allow its property to be in common use with landscape easements if the City of Fresno enters into an appropriate agreement with FID.
5. FID requires it review, approve and be made a party to signing all improvement plans which affect its property/easements and canal/pipeline facilities including, but not limited to, Sewer and Water, FMFCD, Street, Landscaping, Dry Utilities, and all other utilities.
6. FID requires it review and approve all Private and Public facilities that encroach into FID's property/easement. If FID allows encroachment, the Public or Private party will be required to enter into the appropriate agreement which will be determined by FID.
7. If grading will be done, FID requires the applicant submit a grading and drainage plan for FID approval which shows that the proposed development will not endanger the structural integrity of the canal/pipeline, or result in drainage patterns that will adversely affect FID or the applicant.
8. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be responsible for the repair of all damage to the pipeline caused by contractors grading activities.
9. For informational purposes, as shown on the site plan, a portion of the Epstein pipeline alignment or easement may be within residential backyards or within a corridor with uncertain use. FID has experienced numerous issues with its pipelines in residential backyards, primarily due to unauthorized encroachments such as trees, pools, concrete pads, small sheds/structures, and other encroachments which may damage the pipe or hinder FID access and maintenance. Pipeline issues involving trees have also been experienced by FID when FID pipeline easements are in common use with public landscape easements.

Israel Trejo

Re: Vesting Tentative Map of Tract No. 6090/UGM, Rezone Application No. R-16-001

February 17, 2016

Page 3 of 3

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

10. FID requires the Developer and or the Developer's engineer contact FID at their earliest convenience to discuss specific requirements.

11. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

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

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



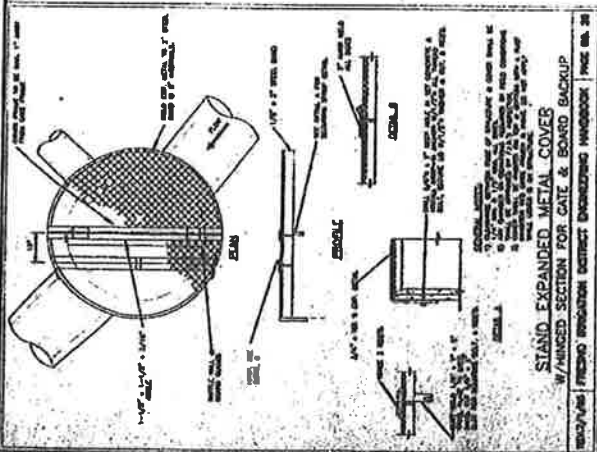
This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as measures shown are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

Legend

- Parcel
- FID Boundary
- Steam Group
- Other-Creep/River
- Other-Pipeline
- FID Canal
- Private Canal
- Abandoned Canal
- FID Pipeline
- Private Pipeline
- Abandoned Pipeline
- Railroad
- Streets & Highways
- FMPCD Acquired Basins
- FMPCD Proposed Basins

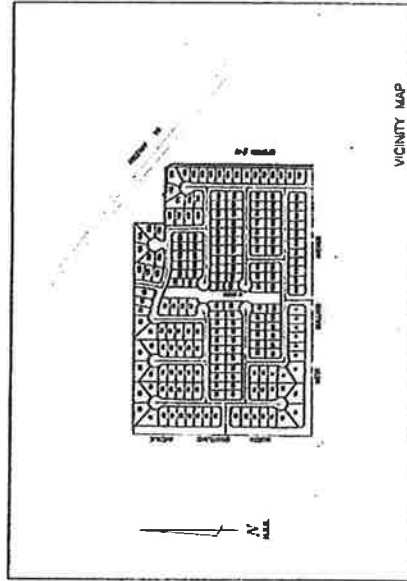
Scale: 0 250 500 Feet
 1 inch = 570.41 feet
 12/1/2016
 CIVIL/Map/Map_ACI10.mxd

FRESNO IRRIGATION DISTRICT PIPELINE PLAN FOR THE EPSTEIN CANAL #48 FID JOB 1379 TRACT 5357

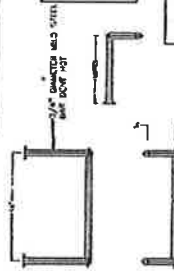


STAND EXPANDED METAL COVER
W/ WINGED SECTION FOR GATE & BOARD BACKUP

10/20/94 FRESNO IRRIGATION DISTRICT ENGINEERING HANDBOOK PAGE NO. 28



VICINITY MAP



STEP DETAIL

1. AN ALTERNATE STEP MAY BE USED SUBJECT TO THE APPROVAL OF THE DISTRICT.
2. STEPS SHALL BE SPACED AT 12\"/>

GIANNETTA ENGINEERING
1119 "S" STREET
FRESNO, CA 93721
(559) 264-3590

ENGINEER:

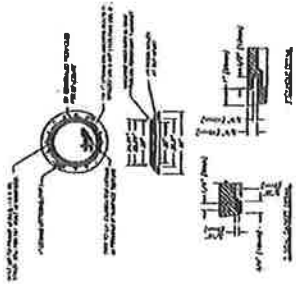
GARY GIANNETTA

R.C.E. 26986

APPROVED:

William J. Hitt
FRESNO IRRIGATION DISTRICT

AS - BUILT



19\"/>

FRESNO IRRIGATION DISTRICT
ENGINEERING HANDBOOK

1. ALL WORK SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS, SHOWN IN THE FRESNO IRRIGATION DISTRICT ENGINEERING HANDBOOK.
2. ALL MATERIALS AND SUPPLIES SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE DISTRICT.
3. ALL MATERIALS AND SUPPLIES SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE DISTRICT.
4. ALL MATERIALS AND SUPPLIES SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE DISTRICT.
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9. ALL MATERIALS AND SUPPLIES SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE DISTRICT.
10. ALL MATERIALS AND SUPPLIES SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE DISTRICT.

TRACT 5357 / FID JOB NO. 1379 / EPSTEIN CANAL #48 / SHEET 1 OF 3 12/05/05

048 20051216

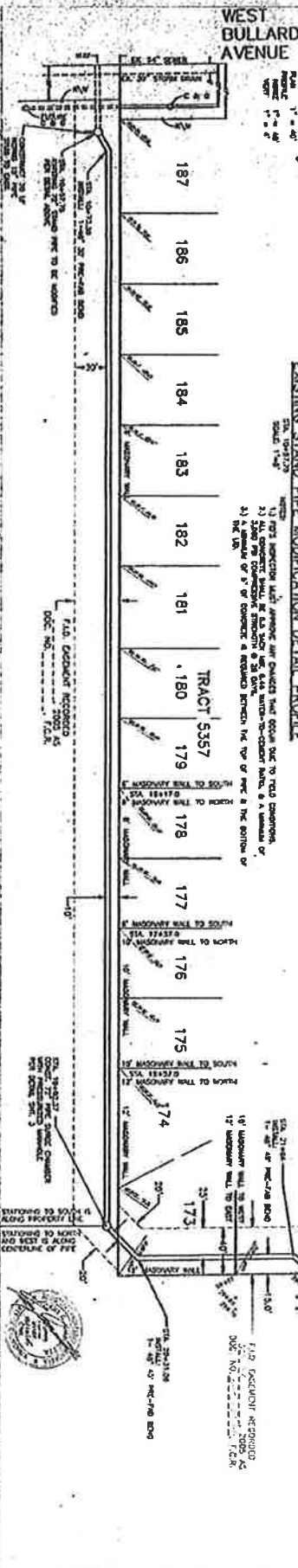
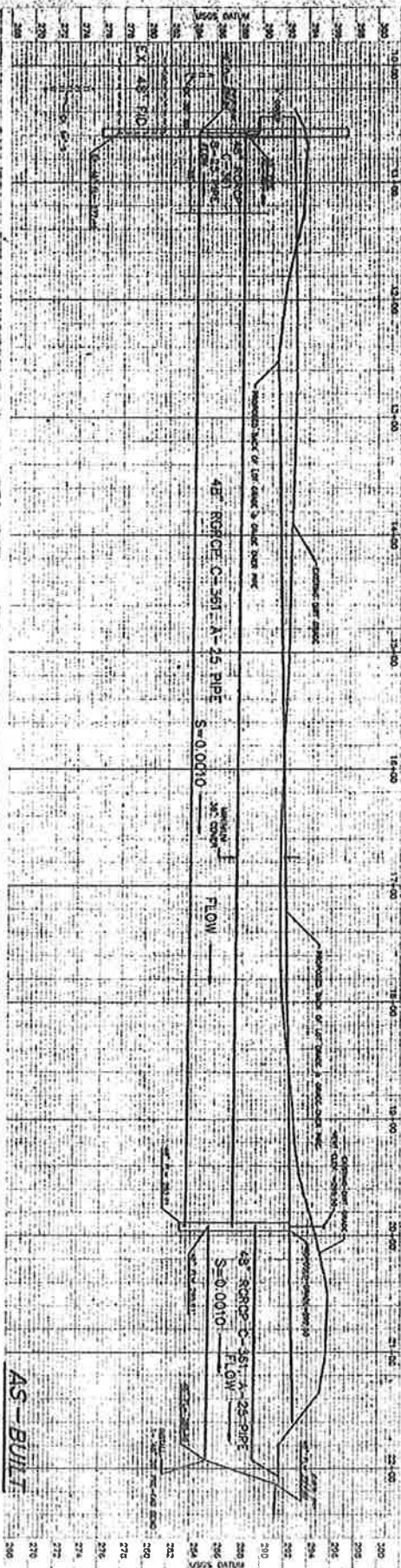
EPSTEIN CANAL #48

12/04/95

TRACT 5357 / RD JOB NO. 1379/EPSTEIN #48/ SHEET 2 OF 3

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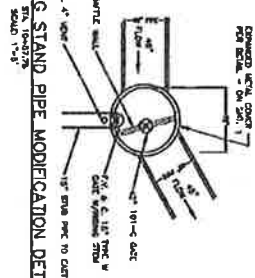
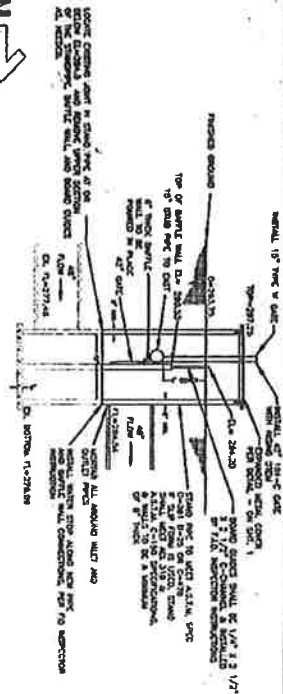
AS-BUILT



EXISTING STAND PIPE MODIFICATION DETAIL PROFILE

- 1) FOR MODIFICATION, EXISTING PIPE SHALL BE REMOVED TO FIELD ELEVATION.
- 2) NEW PIPE SHALL BE 48" RORCE C-351-A-25 PIPE S=0.0010, A MINIMUM OF 3' ABOVE GRADE.
- 3) A MINIMUM OF 1' OF CONCRETE & REBAR SHALL BE REQUIRED BETWEEN THE TOP OF PIPE & THE BOTTOM OF THE 18"

EXISTING STAND PIPE MODIFICATION DETAIL PLAN VIEW



WEST BULLARD AVENUE



SCALE 1" = 40'

SCALE 1" = 40'

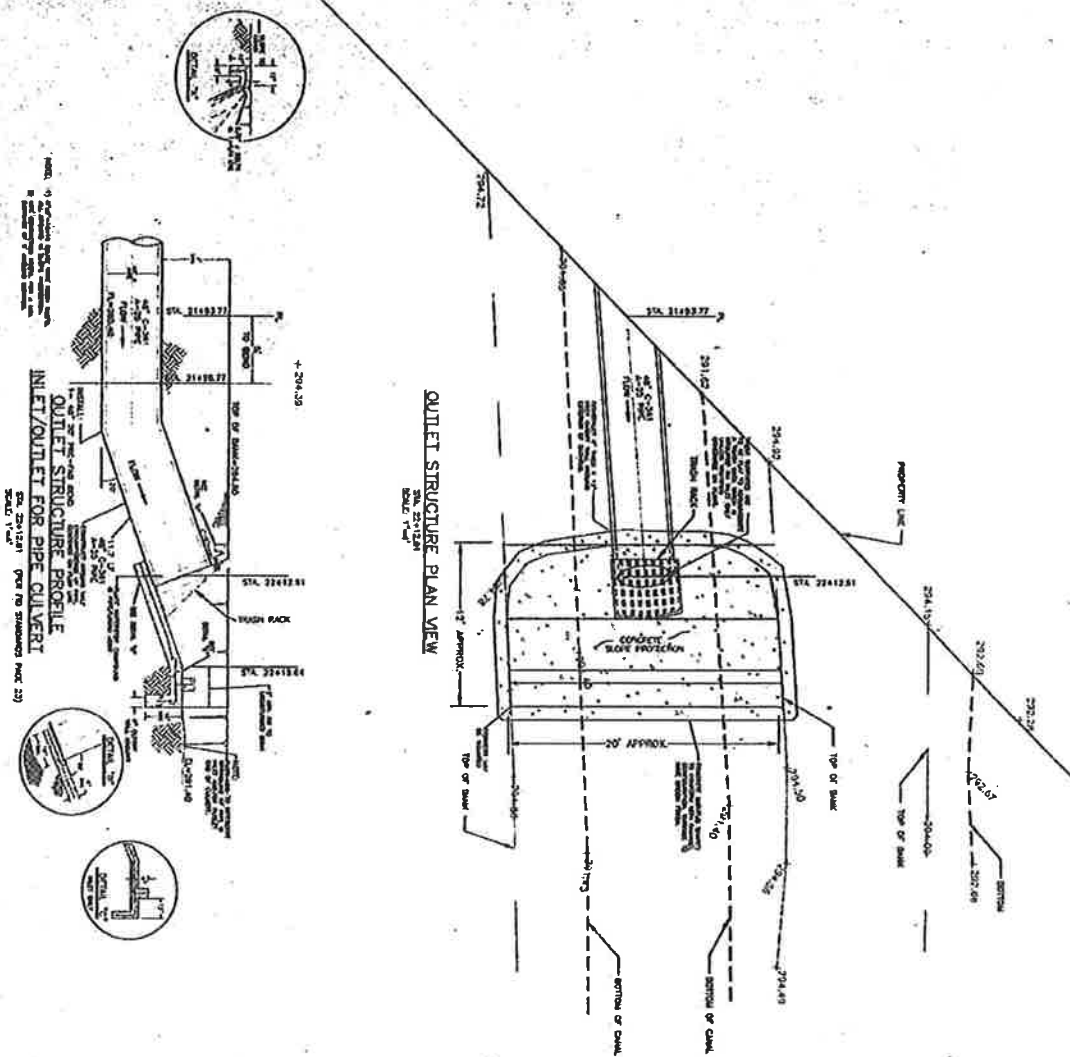
SCALE 1" = 40'

SCALE 1" = 40'

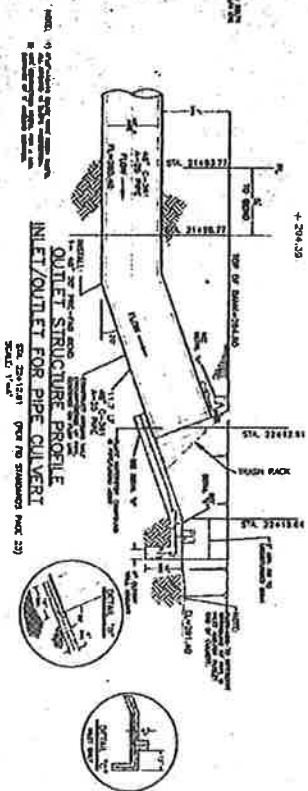
SCALE 1" = 40'

SCALE 1" = 40'

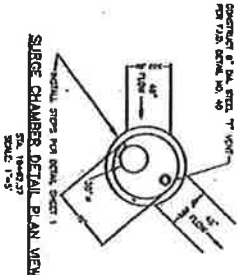
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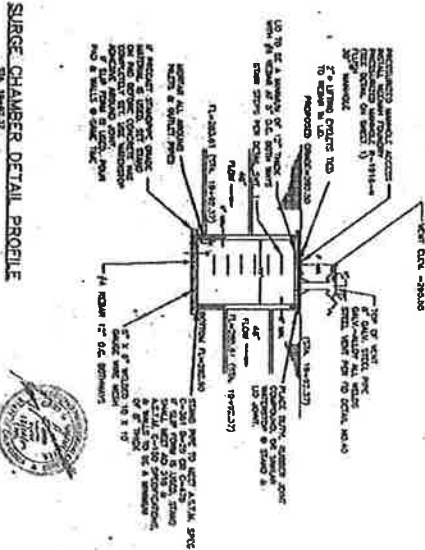
OUTLET STRUCTURE PLAN VIEW
SHEET 23/12/01
SCALE 1"=4'



INLET/OUTLET FOR PIPE CULVERT
SHEET 23/12/01
SCALE 1"=4'



SURGE CHAMBER DETAIL PLAN VIEW
SHEET 23/12/01
SCALE 1"=4'



SURGE CHAMBER DETAIL PROFILE
SHEET 23/12/01
SCALE 1"=4'

AS - BUILT

04820051216

TRACT 5357 / FID JOB NO. 1379/EPSTEIN #48 / SHEET 3 OF 3

EPSTEIN CANAL No. 48

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

Pursuant to Section 21157.1 of the California Public Resource Code (California Environmental Quality Act) the project described below is determined to be within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the new Fresno General Plan Update adopted by the Fresno City Council on December 18, 2014.

**DATE RECEIVED FOR
FILING:**

Filed with the Fresno
County Clerk's office on
June 3, 2016

Applicant:

GVM Development LLC
1396 West Herndon Avenue, Suite 101
Fresno, California 93711

Initial Study Prepared By:

Israel Trejo, Planner
June 3, 2016

Environmental Assessment Number:

Vesting Tentative Tract Map No.
6090/UGM

Project Location (including APN):

Located on the north side of West Bullard Avenue,
between State Route 99 and North Grantland Avenues

36°49'20.9136" N Latitude, 119°54'34.3908" W Longitude

(APN: 504-080-15)

Project Description: Gary Giannetta, on behalf of GVM Development LLC., has filed Vesting Tentative Tract Map No. 6090/UGM pertaining to approximately 9.81 acres of property located on the north side of West Bullard Avenue, between State Route 99 and North Grantland Avenues. Vesting Tentative Tract Map No. 6090/UGM is a proposal to subdivide the subject property into a 35 lot single-family residential subdivision. The application is consistent with the planned land use of medium low density residential as designated by both the Fresno General Plan and the West Area Community Plan.

The subject property is currently vacant.

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

The Fresno General Plan and the West Area Community Plan designate the subject site for medium low density planned land uses. The existing Single Family Residential District designation for the subject property conforms to the medium low density planned land use designation.

The Development and Resource Management Department staff has prepared an Initial Study (See Attached "Appendix G To Analyze Subsequent Project Identified In MEIR No. SCH No. 2012111015/Initial Study") to evaluate the proposed application in accordance with the land use and environmental policies and provisions of lead agency City of Fresno's General Plan adopted by the Fresno City Council on December 18, 2014 and the related MEIR SCH No. 2012111015. The proposed project will not facilitate an additional intensification of uses beyond that which would be allowed by the above-noted zoning, planned land use designation and street classification. Moreover, it is not expected that the future development will adversely impact existing city service systems or the traffic circulation system that serves the subject property. These infrastructure findings have been verified by the Public Works and Public Utilities Departments. It has been further

determined that all applicable mitigation measures of the MEIR have been applied to the project necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by the MEIR as provided by CEQA Guidelines Section 15177(b)(3).

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

In addition, after conducting a review of the adequacy of the MEIR pursuant to Public Resources Code Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Moreover, as lead agency for this project, the Development and Resource Management Department, per Section 15177(d) of the CEQA Guidelines, has determined that all feasible mitigation measures from the MEIR shall be applied to the project as conditions of approval as set forth in the attached MEIR Mitigation Measure Monitoring Checklist (See "Master Environmental Impact Report (MEIR) SCH No. 2012111015 for the General Plan, Mitigation Monitoring Checklist".)

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


Will Tackett, Supervising Planner
City of Fresno

June 3, 2016

Date

Attachments: Notice of Intent to Adopt a Finding of Conformity
Appendix G To Analyze Subsequent Project Identified In MEIR No. 2012111015/Initial
Study for Environmental Assessment No. T-6090/UGM
Mitigation MEIR Mitigation Monitoring Checklist for Environmental Assessment No.
T-6090/UGM

CITY OF FRESNO

NOTICE OF INTENT TO ADOPT A
FINDING OF CONFORMITYPROJECT TITLE AND ENVIRONMENTAL ASSESSMENT
Vesting Tentative Tract Map No. 6090/UGM

APPLICANT:

GVM Development LLC
1396 West Herndon Avenue, Suite 101
Fresno, California 93711

PROJECT LOCATION:

Located on the north side of West Bullard Avenue, between
State Route 99 and North Grantland Avenues

36°49'20.9136" N Latitude, 119°54'34.3908" W Longitude

(APN 504-080-15)

Filed with:

FILED
JUN 03 2016

TIME

2:03pm

FRESNO COUNTY CLERK
By *Christina S. Bailey*
DEPUTY

FRESNO COUNTY CLERK
2220 Tulare Street, Fresno, CA
93721

PROJECT DESCRIPTION: Gary Giannetta, on behalf of GVM Development LLC., Vesting Tentative Tract Map No. 6090/UGM pertaining to approximately 9.81 acres of property located on the north side of West Bullard Avenue, between State Route 99 and North Grantland Avenues. Vesting Tentative Tract Map No. 6090/UGM is a proposal to subdivide the subject property into a 35-lot single family residential subdivision. The application is consistent with the planned land use of medium low density residential as designated by both the Fresno General Plan and the West Area Community Plan.

The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is fully within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015. Therefore, the Development and Resource Management Department proposes to adopt a Finding of Conformity for this project.

With the mitigation imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal

sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

Additional information on the proposed project, including the MEIR, proposed environmental finding and the initial study may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor Fresno, California 93721-3604. Please contact Israel Trejo at (559) 621-8044 for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on July 5, 2016. Please direct comments to Israel Trejo, Planner, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to Israel.Trejo@fresno.gov; or comments can be sent by facsimile to (559) 498-1026.

INITIAL STUDY PREPARED BY:

Israel Trejo, Planner

DATE: June 3, 2016

SUBMITTED BY:



Will Tackett, Supervising Planner
CITY OF FRESNO PLANNING AND
DEVELOPMENT DEPARTMENT

E201610000183

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

Environmental Checklist Form for:

EA No. T-6090

1. **Project title:**
Vesting Tentative Tract Map No. 6090/UGM

2. **Lead agency name and address:**
City of Fresno
Development and Resource Management Department
2600 Fresno Street
Fresno, CA 93721

3. **Contact person and phone number:**
Israel Trejo, Planner
City of Fresno
Development & Resource Management Dept.
(559) 621-8044

4. **Project location:**
Located on the north side of West Bullard Avenue, between State Route 99 and
North Grantland Avenues, in the City and County of Fresno, California
Assessor's Parcel Number(s): 504-081-15

5. **Project sponsor's name and address:**
GVM Development LLC
1396 West Herndon Avenue, Suite 101
Fresno, California 93711

6. **General plan designation:**
The West Area Community Plan and the Fresno General Plan designate the subject
property for medium low density residential planned land uses

7. **Zoning:**

RS-4/UGM (Single-Family Residential/Urban Growth Management)

8. **Description of project:**

A 35 lot, single-family residential subdivision

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

	Planned Land Use	Existing Zoning	Existing Land Use
North	Employment -Business Park	RR [County] Rural Residential	Vacant
East	Open Space – Neighborhood Park	RM-1/UGM <i>Multi-Family Residential/Urban Growth Management</i>	Vacant
South	Low Density Residential	RS-3/UGM Single-Family Residential/Urban Growth Management	Single-Family Residential
West	Medium Low Density Residential	RS-4/UGM Single-Family Residential/Urban Growth Management	Single-Family Residential

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

City of Fresno (COF) Department of Public Works; COF Department of Public Utilities; COF Building and Safety Services Division; COF Fire Department; Fresno Metropolitan Flood Control District; and, San Joaquin Valley Air Pollution Control District.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR because it would have no additional significant effects that were not examined in the MEIR such that no new additional mitigation measures or alternatives may be required. All applicable mitigation measures contained in the Mitigation Monitoring Checklist shall be imposed upon the proposed project. A FINDING OF CONFORMITY will be prepared.
- ☐ I find that the proposed project is a subsequent project identified in the MEIR and Air Quality MND but that it is not fully within the scope of the MEIR and Air Quality MND because the proposed project could have a significant effect on the environment that was not examined in the MEIR or Air Quality MND. However, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. The project specific mitigation measures and all applicable mitigation measures contained in the MEIR Mitigation Monitoring Checklist will be imposed upon the proposed project. A MITIGATED NEGATIVE

DECLARATION will be prepared.

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

X _____
Signature  _____
Date June 3, 2016

EVALUATION OF ADDITIONAL ENVIRONMENTAL IMPACTS NOT ASSESSED IN THE MEIR or Air Quality MND:

1. For purposes of this MEIR Initial Study, the following answers have the corresponding meanings:
 - a. "No Impact" means the subsequent project will not cause any additional significant effect related to the threshold under consideration which was not previously examined in the MEIR or Air Quality MND.
 - b. "Less Than Significant Impact" means there is an impact related to the threshold under consideration that was not previously examined in the MEIR or Air Quality MND, but that impact is less than significant;
 - c. "Less Than Significant with Mitigation Incorporation" means there is a potentially significant impact related to the threshold under consideration that was not previously examined in the MEIR or Air Quality MND, however, with the mitigation incorporated into the project, the impact is less than significant.
 - d. "Potentially Significant Impact" means there is an additional potentially significant effect related to the threshold under consideration that was not previously examined in the MEIR or Air Quality MND.
2. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

3. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
4. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
5. A "Finding of Conformity" is a determination based on an initial study that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR and Air Quality MND because it would have no additional significant effects that were not examined in the MEIR or the Air Quality MND.
6. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
7. Earlier analyses may be used where, pursuant to the tiering, program EIR or MIER, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in the MEIR or another earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

8. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
9. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
10. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
11. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance

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

The subject property is vacant. The site is located within an area which has been substantially developed. Any development on the subject site would be consistent with existing development and required to comply with the development standards (including height) of the RS-4 (Single Family Residential District) zone district, therefore no scenic vista will be obstructed by the development; nor is there a scenic vista in the area. The project is not performing any work within a state scenic highway, therefore, the project will not substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway. The project is proposing residential development consistent with the predominant development in the area, therefore it will not substantially degrade the existing visual character or quality of the site and its surroundings. Furthermore, development of the site will not create a new source of substantial light or glare which would affect day or night time views in the project area, given that the project will only have lights consistent with other residential locations in the area.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				x
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				x

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				x
d) Result in the loss of forest land or conversion of forest land to non-forest use?				x
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			x	

The subject property is deemed Farmland of Local Importance, therefore it will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared (2012) pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use. The project site is zoned for residential uses and does not have a Williamson Act contract. The site is zoned for residential uses, therefore it will not conflict with existing zoning for, or cause rezoning of, forest land or timberland. The project has a less than significant impact on the potential to facilitate the conversion of farmland because the development is consistent with development in the area.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY AND GLOBAL CLIMATE CHANGE - (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) - - Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				x
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			x	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			x	
d) Expose sensitive receptors to substantial pollutant concentrations?			x	
e) Create objectionable odors affecting a substantial number of people?				x

The subject project proposes single family residential houses on land that is planned for residential uses in the Fresno General Plan. Emissions projected to occur from the project will account for only a small amount of pollutants over the San Joaquin Valley Air Basin. As such, the project will not conflict with or obstruct implementation of the applicable air quality plan.

The project will not occur at a scale or scope with potential to contribute substantially to existing or projected air quality violations, impacts, or increases of criteria pollutants, for which the San Joaquin Valley region is under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors). The proposed project will comply with all applicable air quality plans; therefore the project will not conflict with or obstruct an applicable air quality plan. The project must comply with the construction and development requirements of the San Joaquin Valley Air Pollution Control District (SJVAPCD), therefore, no violations of air quality standards will occur. Development of the subject property will not expose sensitive receptors to substantial pollutant concentrations, additionally, the project is not expected to create substantial pollutant concentrations. It is noted, however, that the California Air Resource Board has produced a document titled *Air Quality and Land Use Handbook: A Community Health Perspective*, 2005. Page 10 of said handbook states "Avoid siting new sensitive land uses within 500 feet of a freeway...". Sensitive land uses are those where sensitive individuals are most likely to spend time, including schools and schoolyards, parks and playgrounds, day care centers, nursing homes, hospitals, and residential communities. Land use decisions, however, are a local government responsibility. The Air Resources Board's role is advisory and their recommendations do not establish regulatory standards. The Air Resource Board's handbook further states "recommendations are advisory...land use agencies have to balance other considerations, including housing and transportation needs, economic development priorities, and other quality of life issues". There are numerous existing residences in the subject property vicinity which are located within 500 feet of the adjacent freeway. The proposed project must fully comply with Rule 9510 from the San Joaquin Valley Air Pollution Control District (SJVAPCD). This Rule (also called Indirect Source Review or ISR) provides for incorporation of a wide range of mitigation measures into projects, and levies fees for pollutants generated by development projects, transportation and development projects. The fees are used to provide for regional air quality improvements and mitigations. The project is proposing residential uses consistent with the area, therefore, it is not expected to create objectionable odors affecting a substantial number of people.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

The proposed project would not directly affect any sensitive, special status, or candidate species, nor would it modify any habitat that supports them. There is no riparian habitat or any other sensitive natural community identified in the vicinity of the proposed project by the California Department of Fish and Game or the US Fish and Wildlife Service. No federally protected wetlands are located on the subject site. Therefore, there would be no impacts to species, riparian habitat or other sensitive communities and wetlands. The site is not located within a native resident or migratory fish area, therefore it will not impede on their movement. The proposed project does not contain a native wildlife nursery site. No local policies, habitat conservation plan, regarding biological resources are applicable to the subject site and there would be no impacts with regard to those plans.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

The project proposes a use (residential) that currently exists in the vicinity, therefore it is not expected to cause a substantial adverse change in the significance of a historical resource. There is no evidence that cultural resources of any type (including historical, archaeological, paleontological, or unique geologic features) exist on the subject property. It is not expected that the proposed project may impact cultural resources. It should be noted however that lack of surface evidence of historical resources does not preclude the subsurface existence of archaeological resources. Therefore, due to the ground disturbing activities that will occur as a result of the project, the measures within the Master Environmental Impact Report No. 2012111015 prepared for the Fresno General Plan, Mitigation Monitoring Checklist to address archaeological resources, paleontological resources, and human remains will be employed to guarantee that should archaeological and/or animal fossil material be encountered during project excavations, then work shall stop immediately; and, that qualified professionals in the respective field are contacted and consulted in order to insure that the activities of the proposed project will not involve physical demolition, destruction, relocation, or alteration of historic, archaeological, or paleontological resources.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Fresno has no known active earthquake faults, and is not in any Alquist-Priolo Special Studies Zones. There are no known geologic hazards or unstable soil conditions known to exist on the site. The project site is not located within an area that has strong seismic ground shaking, liquefaction or landslides. The project is a proposing residential uses, therefore there is not expected to be substantial soil erosion or the loss of topsoil. Development of the property requires compliance with grading and drainage standards of the City of Fresno and Fresno Metropolitan Flood Control District Standards, therefore the project is not expected to be unstable, be located on expansive soil. All new structures are required to conform to current seismic protection standards in the California Building Code. Septic tanks or alternative waste water disposal systems will not be a part of the project.

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

The proposed project will not occur at a scale or scope with potential to contribute substantially to the generation of greenhouse gas emissions, either directly or indirectly. The proposed project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Under the MEIR and General Plan mitigation measures and policies for reducing all forms of air pollution, levels of greenhouse gases may be reduced along with other regulated air pollutants. The proposed project will not affect greenhouse gas emissions beyond what was analyzed in the Master Environmental Impact Report for the Fresno General Plan.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

The proposed project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because said project does not involve the use of hazardous materials; additionally, as such, there is no significant hazard to the public or the environment through an accident. The project is a residential use, therefore it is not expected to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no known existing hazardous material conditions on the site and the project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project area is not located within an airport land use plan, nor is it located within two miles of a public airport or public use airport (the project area is not located in the vicinity of a private airstrip). The project is not within the vicinity of a private airstrip, therefore, it would not result in a safety hazard for people residing or working in the project area. The project is proposing a residential use on private property, therefore the project is not expected to interfere with an adopted emergency plan. There is an existing condition of zoning tied to the subject property which requires the project applicant to reserve an emergency vehicular access point along the north property line of the subject property serving the abutting property to the north. Said required emergency vehicular access may or may not be needed, it depends on how the property to the north develops. There is a vast amount of vacant land (over 30 acres) owned by two different entities located to the north and northwest of the project

site. Should an integrated project be proposed over said area, the required ingress/egress will be from said integrated project and the required emergency vehicular access through the subject property will not be needed. In the event that the emergency vehicular access is needed for the abutting property to the north, the applicant must provide said access and will be required within the conditions of approval. The project area is not located near a wildland area, therefore the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires; though there are large amounts of vacant land in the project vicinity, the land is regularly disced for weeds and dry brush, etc.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Fresno is one of the largest cities in the United States still relying primarily on groundwater for its public water supply. Surface water treatment and distribution has been implemented in the northeastern part of the City, but the city is still subject to an EPA Sole Source Aquifer designation. While the aquifer underlying Fresno typically exceeds a depth of 300 feet and is capacious enough to provide adequate quantities of safe drinking water to the metropolitan area well into the twenty-first century, groundwater degradation, increasingly stringent water quality regulations, and an historic trend of high consumptive use of water on a per capita basis (some 250 gallons per day per capita), have resulted in a general decline in aquifer levels, increased cost to provide potable water, and localized water supply limitations. Fresno has addressed these issues through metering and revisions to the City's Urban Water Management Plan (UWMP). The purpose of these management plans is to provide safe, adequate, and dependable water supplies in order to meet the future needs of the metropolitan area in an economical manner; protect groundwater quality from further degradation and overdraft; and, provide a plan of reasonably implementable measures and facilities. City water wells, pump stations, recharge facilities, water treatment and distribution systems have been expanded incrementally to mitigate increased water demands and respond to groundwater quality challenges. The City has indicated that groundwater wells, pump stations, recharge facilities, water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. The City of Fresno Department of Public Utilities, Water Division has reviewed the proposed project and has determined that water service will be available to the proposed project subject to compliance with the Department of Public Works standards, specifications, and policies. The project is proposing a residential uses consistent with existing development in the area, therefore the project is not expected to violate waste discharge requirements. The Fresno Metropolitan Flood Control District (FMFCD) has recommended that a stub street be provided along the north boundary of the site which would provide drainage for the abutting property to the north. As an alternative to the stub street, the applicant will be responsible for the pipe extension to the south property line of the abutting property to the north. As such, the project is not expected to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. Development of the property requires compliance with grading and drainage standards of the City of Fresno and FMFCD, as such, the project is not expected to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The project is required to comply with the requirements of the FMFCD, therefore, it is not expected to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The project is proposing residential uses and is therefore, not expected to substantially degrade water quality.. As noted within the memo from the FMFCD, the project does not appear to be located within a flood prone area. The project is not located near a levee or dam, therefore it will not expose people or structures to a

significant risk of loss, injury or death involving flooding. Additionally, the subject property is not located in an area subject to inundation by seiche, tsunami or mudflow.

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

The project proposes to develop 35 lots within a developing area and does not have the capability to divide an established community. The proposed project is consistent with the applicable Fresno General Plan and West Area Community Plan planned land use designation and does not conflict with any applicable land use plan adopted for the purpose of avoiding or mitigating an environmental effect. The project will not conflict with any conservation plans since it is not located within any conservation plan areas.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

The subject property is not located in an area designated for mineral resource preservation or recovery.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

In developed areas of the community, noise conflicts often occur when a noise sensitive land use is located adjacent to a noise generator. Noise in these situations frequently stems from on-site operations, use of outdoor equipment, uses where large numbers of persons assemble, and vehicular traffic. Some land uses, such as residential dwellings, are considered noise sensitive receptors and involve land uses associated with indoor and/or outdoor activities that may be subject to stress and/or significant interference from noise. The City of Fresno Noise Element of the Fresno General Plan establishes a land use compatibility criterion of 65dB DNL for exterior noise levels in outdoor activity areas of new residential developments. Outdoor activity areas generally include backyards of single family residences. The intent of the exterior noise level requirement is to provide an acceptable noise environment for outdoor activities and recreation. Furthermore, the Noise Element also requires that interior noise levels attributable to exterior noise sources not exceed 45 dB DNL. The intent of the interior noise level standard is to provide an acceptable noise environment for indoor communication and sleep. The project applicant has provided an acoustical analysis prepared by WJV Acoustics dated May 1, 2015, in order to comply with the sound requirements of the General Plan. The project is required to construct a sound wall of various heights and locations. The existing 12' high sound wall at the north property line will remain as-is. Along Highway 99, the wall will be constructed to a height of 14', moving in a southerly direction, along the east property line of the subject property, the wall will gradually

decrease in height from 12' down to 6'. The project is not expected to expose persons to noise levels in excess of current standards. A residential development is not a significant noise generator, therefore it will not generate noise levels established in the General Plan. Construction activities associated with the development of the proposed project could expose persons or structures to excessive groundborne vibration or noise levels. However, this would only be during the construction phase of the proposed project. The proposed project is not located within an airport land use plan or within the vicinity of a private airstrip. The project will be required to comply with all noise policies from the Fresno General Plan and noise requirements within the Fresno Municipal Code.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING - - Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Although the project will be intensifying the use of the currently undeveloped site, development may occur at an intensity and scale that is permitted by the planned land use designation and zone district classification for the site. Thus, the subdivision of the subject property in accordance with the subject application will not facilitate an additional intensification of uses beyond that which would be allowed by the medium low density planned land use designation. The subject property is vacant and will, therefore, not displace existing housing or people.

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

The Department of Public Utilities has reviewed the proposed project and has determined that adequate sewer, water, and solid waste facilities are available subject to compliance with the conditions submitted by the Department of Public Utilities for this project. City police and fire protection services are also available to serve the proposed project. At the time of development, the property to the north of the subject site will be required to provide a minimum of one primary vehicle access point and possibly an emergency vehicle access point, depending on how the property develops. If an emergency vehicle access point is needed for development of the abutting property to the north, the subject property will afford one as required by the conditions of approval. The project must comply with the conditions submitted by the FMFCD for the proposed project. Development of the property requires compliance with grading and drainage standards of the City of Fresno and FMFCD. Various departments and agencies have submitted conditions that will be required as conditions of approval for the subject entitlement application (tract map). All conditions of approval must be complied with

prior to occupancy. Any urban residential development occurring as a result of the proposed project will have an impact on the District's student housing capacity. The developer will pay appropriate school fees at time of building permits.

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

The project is proposed at a size and scope (35 lots) which is not expected to result in the substantial physical deterioration of existing parks or recreational facilities. The project does not propose recreational facilities at a size or scope which is expected to have an adverse physical effect on the environment.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC - - Would the project:				

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

The Public Works Department/Traffic Engineering Division staff has reviewed the proposed traffic yield from the proposed single family residential development and the expected traffic generation will not adversely impact the existing and projected circulation system as analyzed in MEIR. The project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The project will not conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures; the project will be required to pay applicable traffic impact fees. The project is not located near an airport, therefore it will not change air traffic levels. The proposed streets were reviewed by the Department of Public Works and are not expected to create hazards. Any deviations from the standard must be approved by the Department of Public Works. The Fire Department has appropriately conditioned the project to provide a second point of access, therefore there will not be inadequate emergency access. At the time of development, the property to the north of the subject site will be required to provide a minimum of one primary vehicle access point and possibly an emergency vehicle access point, depending on how the property develops. If an emergency vehicle access point is needed for development of the abutting property to the north, the subject property will afford one as required by the conditions of approval. The project will not conflict with adopted policies or plans regarding public transit, bicycle or pedestrian facilities because said features are incorporated into the conditions of approval for the project, including the requirement for sidewalks.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:				

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

The Department of Public Utilities has determined that adequate sanitary sewer and water services will be available to serve the proposed project subject to the provision and construction of standard connections, extensions, and installations of facility infrastructure; compliance with the Department of Public Utilities standards, specifications, and policies. The project area has sufficient water supplies available to serve the project from existing resources. The project was reviewed and conditioned for approval by the Solid Waste Division. The project is proposed at a size and scope which will not require new water or wastewater treatment facilities of which could cause significant environmental effects. The Fresno Metropolitan Flood Control District has appropriately conditioned the project. The solid waste division has conditioned the project and has sufficient capacity to accommodate the project's needs. The project is required to comply with federal, state and local statutes and regulations related to solid waste.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

The proposed project is considered to be proposed at a size and scope to have a less than significant impact on the quality of the environment through reductions in habitat, populations, or examples of local history (through either individual or cumulative impacts). The proposed project has a less than significant impact on the potential to degrade the quality of the environment or reduce the habitat of wildlife species and will not threaten plant communities or endanger any floral or faunal species. Furthermore the project has no potential to eliminate important examples of major periods in history. Therefore, as noted in preceding sections of this Initial Study, there is no evidence in the record to indicate that incremental environmental impacts facilitated by this project would be cumulatively significant. There is also no evidence in the record that the proposed project would have substantial adverse impacts directly, or indirectly, on human beings.

MEIR Mitigation Measure Monitoring Checklist for EA No. T-6090/UGM

June 3, 2016

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

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

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

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

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

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

Aesthetics:

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

Aesthetics (continued):

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. T-6090/UGM

June 3, 2016

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. T-6090/UGM

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

Aesthetics (continued):

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

Air Quality:

AIR-1: Projects that include five or more heavy-duty truck deliveries per day with sensitive receptors located within 300 feet of the truck loading area shall provide a screening analysis to determine if the project has the potential to exceed criteria pollutant concentration based standards and thresholds for NO2 and PM2.5. If projects exceed screening criteria, refined dispersion modeling and health risk assessment shall be accomplished and if needed, mitigation measures to reduce impacts shall be included in the project to reduce the impacts to the extent feasible. Mitigation measures include but are not limited to: - Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards. - Post signs requiring drivers to limit idling to 5 minutes or less. Verification comments:	Prior to development project approval	DARM						
								X

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Air Quality *(continued)*:

AIR-2: Projects that result in an increased cancer risk of 10 in a million or exceed criteria pollutant ambient air quality standards shall implement site-specific measures that reduce toxic air contaminant (TAC) exposure to reduce excess cancer risk to less than 10 in a million. Possible control measures include but are not limited to: • Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards. • Post signs requiring drivers to limit idling to 5 minutes or less • Construct block walls to reduce the flow of emissions toward sensitive receptors • Install a vegetative barrier downwind from the TAC source that can absorb a portion of the diesel PM emissions • For projects proposing to locate a new building containing sensitive receptors near existing sources of TAC emissions, install HEPA filters in HVAC systems to reduce TAC emission levels exceeding risk thresholds. • Install heating and cooling services at truck stops to eliminate the need for idling during overnight stops to run onboard systems. <i>(continued on next page)</i>	Prior to development project approval	DARM						
								X

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Air Quality (continued):

AIR-2 (continued from previous page) - For large distribution centers where the owner controls the vehicle fleet, provide facilities to support alternative fueled trucks powered by fuels such as natural gas or bio-diesel - Utilize electric powered material handling equipment where feasible for the weight and volume of material to be moved. Verification comments:	[see previous page]	[see previous page]						
AIR-3: Require developers proposing projects on ARB's list of projects in its Air Quality and Land Use Handbook (Handbook) warranting special consideration to prepare a cumulative health risk assessment when sensitive receptors are located within the distance screening criteria of the facility as listed in the ARB Handbook. Verification comments:	Prior to development project approval	DARM						
						X		

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Air Quality *(continued)*:

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

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Biological Resources:

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

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
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Biological Resources (continued):

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

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Biological Resources (continued):

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

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. T-6090/UGM

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Biological Resources (continued):

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

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Biological Resources *(continued)*:

BIO-6: Project impacts that occur to riparian habitat may also result in significant impacts to streambeds or waterways protected under Section 1600 of Fish and Wildlife Code and Section 404 of the CWA. CDFW and/or USACE consultation, determination of mitigation strategy, and regulatory permitting to reduce impacts, as required for projects that remove riparian habitat and/or alter a streambed or waterway, shall be implemented. Verification comments:	Prior to development project approval	DARM	X					

BIO-7: Project-related impacts to riparian habitat or a special-status natural community may result in direct or incidental impacts to special-status species associated with riparian or wetland habitats. Project impacts to special-status species associated with riparian habitat shall be mitigated through agency consultation, development of a mitigation strategy, and/or issuing incidental take permits for the specific special-status species, as determined by the CDFW and/or USFWS. Verification comments:	Prior to development project approval	DARM	X					

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Biological Resources *(continued)*:

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

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. T-6090/UGM

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

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

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

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

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. T-6090/UGM

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Cultural Resources (continued):

CUL-2 (continued from previous page) archaeological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with CEQA Guidelines Section 15064.5. If the resources are determined to be unique prehistoric archaeological resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any prehistoric archaeological artifacts recovered as a result of mitigation shall be provided (continued on next page)	[see previous page]	[see previous page]	
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Cultural Resources *(continued)*:

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

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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. T-6090/UGM

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MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
CUL-2 <i>(further continued from previous three pages)</i> excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed. Verification comments:		[see Page 14]	[see Page 14]						
CUL-3: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for unique paleontological/geological resources shall be conducted. The following procedures shall be followed: 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 <i>(continued on next page)</i>		Prior to commencement of, and during, construction activities	DARM	X					

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MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
CUL-3 <i>(continued from previous page)</i> resources, including but not limited to, excavation of the finds and evaluation of the finds. If the resources are determined to be significant, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any paleontological/geological resources recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study. 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 <i>(continued on next page)</i>		<i>[see previous page]</i>	<i>[see previous page]</i>						

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Cultural Resources *(continued)*:

CUL-4 <i>(continued from previous page)</i> likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains. Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. Verification comments:	<i>[see previous page]</i>	<i>[see previous page]</i>	
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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. T-6090/UGM

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Hazards and Hazardous Materials

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

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

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Hydrology and Water Quality

HYD-1: The City shall develop and implement water conservation measures to reduce the per capita water use to 215 gallons per capita per day. Verification comments:	Prior to water demand exceeding water supply	Department of Public Utilities (DPU)	X					X
HYD-2: The City shall continue to be an active participant in the Kings Water Authority and the implementation of the Kings Basin IRWMP. Verification comments:	Ongoing	DPU					X	
HYD-5.1: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan collection systems to less than significant. Implement the existing Storm Drainage Master Plan (SDMP) for collection systems in drainage areas where the amount of imperviousness is unaffected by the change in land uses. <i>(continued on next page)</i>	Prior to exceedance of capacity of existing stormwater drainage facilities	Fresno Metropolitan Flood Control District (FMFCD), DARM, and PW				X	X	

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Hydrology and Water Quality (*continued*):

HYD-5.1 (<i>continued from previous page</i>) - Update the SDMP in those drainage areas where the amount of imperviousness increased due to the change in land uses to determine the changes in the collection systems that would need to occur to provide adequate capacity for the stormwater runoff from the increased imperviousness. - Implement the updated SDMP to provide stormwater collection systems that have sufficient capacity to convey the peak runoff rates from the areas of increased imperviousness. Require developments that increase site imperviousness to install, operate, and maintain FMFCD approved on-site detention systems to reduce the peak runoff rates resulting from the increased imperviousness to the peak runoff rates that will not exceed the capacity of the existing stormwater collection systems. Verification comments:	[see previous page]	[see previous page]	
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Hydrology and Water Quality *(continued)*:

HYD-5.2: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan retention basins to less than significant: Consult the SDMP to analyze the impacts to existing and planned retention basins to determine remedial measures required to reduce the impact on retention basin capacity to less than significant. Remedial measures would include: • Increase the size of the retention basin through the purchase of more land or deepening the basin or a combination for planned retention basins. • Increase the size of the emergency relief pump capacity required to pump excess runoff volume out of the basin and into adjacent canal that convey the stormwater to a disposal facility for existing retention basins. • Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce runoff volume to the runoff volume that will not exceed the capacity of the existing retention basins. Verification comments:	Prior to exceedance of capacity of existing retention basin facilities	FMFCD, DARM, and PW				X	X	

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Hydrology and Water Quality *(continued)*:

HYD-5.3: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan urban detention (stormwater quality) basins to less than significant. Consult the SDMP to determine the impacts to the urban detention basin weir overflow rates and determine remedial measures required to reduce the impact on the detention basin capacity to less than significant. Remedial measures would include: • Modify overflow weir to maintain the suspended solids removal rates adopted by the FMFCD Board of Directors. • Increase the size of the urban detention basin to increase residence time by purchasing more land. The existing detention basins are already at the adopted design depth. • Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce peak runoff rates and runoff volume to the runoff rates and volumes that will not exceed the weir overflow rates of the existing urban detention basins. Verification comments:	Prior to exceedance of capacity of existing urban detention basin (stormwater quality) facilities	FMFCD, DARM, and PW				X	X	

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
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Hydrology and Water Quality (continued):

HYD-5.4: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan pump disposal systems to less than significant. - Consult the SDMP to determine the extent and degree to which the capacity of the existing pump system will be exceeded. - Require new developments to install, operate, and maintain FMFCD design standard on-site detention facilities to reduce peak stormwater runoff rates to existing planned peak runoff rates. - Provide additional pump system capacity to maximum allowed by existing permitting to increase the capacity to match or exceed the peak runoff rates determined by the SDMP. Verification comments:	Prior to exceedance of capacity of existing pump disposal systems	FMFCD, DARM, and PW						
							X	X

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Hydrology and Water Quality *(continued)*:

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

Public Services:

PS-1: As future fire facilities are planned, the fire department shall evaluate if specific environmental effects would occur. Typical impacts from fire facilities include noise, traffic, and lighting. Typical mitigation to reduce these impacts includes: Noise: Barriers and setbacks on the fire department sites. Traffic: Traffic devices for circulation and a "keep clear zone" during emergency responses. Lighting: Provision of hoods and defectors on lighting fixtures on the fire department sites. Verification comments:	During the planning process for future fire department facilities	DARM						
							X	

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Public Services (continued):

PS-2: As future police facilities are planned, the police department shall evaluate if specific environmental effects would occur. Typical impacts from police facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from police department facilities includes: - Noise: Barriers and setbacks on the police department sites. - Traffic: Traffic devices for circulation. - Lighting: Provision of hoods and deflectors on lighting fixtures on the fire department sites. Verification comments:	During the planning process for future Police Department facilities	DARM						
								X
PS-3: As future public and private school facilities are planned, school districts shall evaluate if specific environmental effects would occur with regard to public schools, and DARM shall evaluate other school facilities. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from school facilities includes: (continued on next page)	During the planning process for future school facilities	DARM, local school districts, and the Division of the State Architect						
							X	

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Public Services (continued):

PS-3 (continued from previous page) - Noise: Barriers and setbacks placed on school sites. - Traffic: Traffic devices for circulation. - Lighting: Provision of hoods and deflectors on lighting fixtures for stadium lights. Verification comments:	[see previous page]	[see previous page]						
PS-4: As future parks and recreational facilities are planned, the City shall evaluate if specific environmental effects would occur. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from park and recreational facilities includes: - Noise: Barriers and setbacks placed on school sites. - Traffic: Traffic devices for circulation. - Lighting: Provision of hoods and deflectors on lighting fixtures for outdoor play area/field lights. Verification comments:	During the planning process for future park and recreation facilities	DARM						
							X	

Public Services (continued):

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
PS-5: As future detention, court, library, and hospital facilities are planned, the appropriate agencies shall evaluate if specific environmental effects would occur. Typical impacts from court, library, and hospital facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts includes: • <i>Noise:</i> Barriers and setbacks placed on school sites. • <i>Traffic:</i> Traffic devices for circulation. • <i>Lighting:</i> Provision of hoods and deflectors on outdoor lighting fixtures Verification comments:	During the planning process for future detention, court, library, and hospital facilities	DARM, to the extent that agencies constructing these facilities are subject to City of Fresno regulation					X	
Utilities and Service Systems USS-1: The City shall develop and implement a wastewater master plan update. Verification comments:								
	Prior to wastewater conveyance and treatment demand exceeding capacity	DPU				X	X	

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Utilities and Service Systems *(continued)*:

USS-2: Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. By approximately the year 2025, the City shall construct the following improvements: - Construct an approximately 70 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased. - Construct an approximately 0.49 MGD expansion of the North Facility and obtain revised waste discharge permits as the generation of wastewater is increased. Verification comments:	Prior to exceeding existing wastewater treatment capacity	DPU				X		X
USS-3: Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. After <i>(continued on next page)</i>	Prior to exceeding existing wastewater treatment capacity	DPU				X		X

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Utilities and Service Systems (continued):

USS-3 (continued from previous page) approximately the year 2025, the City shall construct the following improvements: - Construct an approximately 24 MGD wastewater treatment facility within the Southeast Development Area and obtain revised waste discharge requirements as the generation of wastewater is increased. - Construct an approximately 9.6 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased. Verification comments:	[see previous page]	[see previous page]						
USS-4: A Traffic Control/Traffic Management Plan to address traffic impacts during construction of water and sewer facilities shall be prepared and implemented, subject to approval by the City (and Fresno County, when work is being done in unincorporated area roadways). The plan shall identify access and parking restrictions, pavement markings and signage, and hours of construction and for deliveries. It shall include haul routes, the notification plan, and coordination with emergency service providers and schools. Verification comments:	Prior to construction of water and sewer facilities	PW for work in the City; PW and Fresno County Public Works and Planning when unincorporated area roadways are involved					X	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
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Utilities and Service Systems *(continued)*:

USS-5: Prior to exceeding capacity within the existing wastewater collection system facilities, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of a facility until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided. - Orange Avenue Trunk Sewer: This facility shall be improved between Dakota and Jensen Avenues. Approximately 37,240 feet of new sewer main shall be installed and approximately 5,760 feet of existing sewer main shall be rehabilitated. The size of the new sewer main shall range from 27 inches to 42 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are RS03A, RL02, C01-REP, C02-REP, C03-REP, C04-REP, C05-REP, C06-REL and C07-REP. - Marks Avenue Trunk Sewer: This facility shall be improved between Clinton Avenue and Kearney Boulevard. Approximately 12,150 feet of new sewer main shall be installed. The size of the new sewer main shall range from 33 inches to 60 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CM1-REP and CM2-REP. <i>(continued on next page)</i>	Prior to exceeding capacity within the existing wastewater collection system facilities	DPU						
						X	X	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
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Utilities and Service Systems *(continued)*:

USS-5 <i>(continued from previous page)</i> - North Avenue Trunk Sewer: This facility shall be improved between Polk and Fruit Avenues and also between Orange and Maple Avenues. Approximately 25,700 feet of new sewer main shall be installed. The size of the new sewer main shall range from 48 inches to 66 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CN1-REL1 and CN3-REL1. - Ashlan Avenue Trunk Sewer: This facility shall be improved between Hughes and West Avenues and also between Fruit and Blackstone Avenues. Approximately 9,260 feet of new sewer main shall be installed. The size of the new sewer main shall range from 24 inches to 36 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CA1-REL and CA2-REP. Verification comments:	[see previous page]	[see previous page]	
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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. T-6090/UGM

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
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Utilities and Service Systems *(continued)*:

USS-6: Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of one of the 28 pipeline segments until additional capacity is provided. Verification comments:	Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1 of the MEIR	DPU						
						X	X	
USS-7: Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demand additional water until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided. Construct an approximately 80 million gallon per day (MGD) surface water treatment facility near the intersection of Armstrong and Olive Avenues, in accordance with Chapter 9 and Figure 9-1 of the City of Fresno Metropolitan Water Resources Management Plan Update (2014 Metro Plan Update) Phase 2 Report, dated January 2012. <i>(continued on next page)</i>	Prior to exceeding existing water supply capacity	DPU						
						X	X	

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Utilities and Service Systems (continued):

USS-7 (continued from previous page) - Construct an approximately 30 MGD expansion of the existing northeast surface water treatment facility for a total capacity of 60 MGD, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. - Construct an approximately 20 MGD surface water treatment facility in the southwest portion of the City, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Verification comments:	[see previous page]	[see previous page]						
USS-8: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided by approximately 2025. Construct 65 new groundwater wells, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. <i>(continued on next page)</i>	Prior to exceeding capacity within the existing water conveyance facilities	DPU						
					X	X		

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Utilities and Service Systems *(continued)*:

USS-8 <i>(continued from previous page)</i> - Construct a 2.0 million gallon potable water reservoir (Reservoir T2) near the intersection of Clovis and California Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. - Construct a 3.0 million gallon potable water reservoir (Reservoir T3) near the intersection of Temperance and Dakota Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. - Construct a 3.0 million gallon potable water reservoir (Reservoir T4) in the Downtown Planning Area, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. - Construct a 4.0 million gallon potable water reservoir (Reservoir T5) near the intersection of Ashlan and Chestnut Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. - Construct a 4.0 million gallon potable water reservoir (Reservoir T6) near the intersection of Ashlan Avenue and Highway 99, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.	<i>(continued on next page)</i>	<i>[see previous page]</i>	<i>[see previous page]</i>					

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Utilities and Service Systems *(continued)*:

USS-8 <i>(continued from previous two pages)</i> - Construct 50.3 miles of regional water transmission mains ranging in size from 24-inch to 48-inch diameter, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. - Construct 95.9 miles of 16-inch diameter transmission grid mains, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Verification comments:	[see Page 37]	[see Page 37]						
USS-9: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided after approximately the year 2025 and additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update. <i>(continued on next page)</i>	Prior to exceeding capacity within the existing water conveyance facilities	DPU						
					X	X	X	

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Utilities and Service Systems (continued):

USS-9 (continued from previous page) - Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 1) within the northern part of the Southeast Development Area. - Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 2) within the southern part of the Southeast Development Area. Additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update. Verification comments:	[see previous page]	[see previous page]						
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Utilities and Service Systems - Hydrology and Water Quality

USS-10: In order to maintain Fresno Irrigation District canal operability, FMFCD shall maintain operational intermittent flows during the dry season, within defined channel capacity and downstream capture capabilities, for recharge. Verification comments:	During the dry season	Fresno Irrigation District (FID)						
				X				

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Utilities and Service Systems - *Biological Resources*:

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

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Utilities and Service Systems - Biological Resources (continued):

USS-11 (continued from previous page) Regional Water Quality Control Board for any activity involving filling of jurisdictional waters). At a minimum, to meet "no net loss policy," the permits shall require replacement of wetland habitat at a 1:1 ratio. (c) Where proposed activities could have an impact on areas verified by the Corps as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall submit and implement a wetland mitigation plan based on the wetland acreage verified by the U.S. Army Corps of Engineers. The wetland mitigation plan shall be prepared by a qualified biologist or wetland scientist experienced in wetland creation, and shall include the following or equally effective elements: i. Specific location, size, and existing hydrology and soils within the wetland creation area. ii. Wetland mitigation techniques, seed source, planting specifications, and required buffer setbacks. In addition, the mitigation plan shall ensure adequate water supply is provided to the created wetlands in order to maintain the proper (continued on next page)	[see previous page]	[see previous page]	
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Utilities and Service Systems - *Biological Resources (continued):*

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

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

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Utilities and Service Systems - Biological Resources (continued):

USS-12 (continued from previous page) action is required. However, if the project site has the potential to support rare plants; then a rare plant survey shall be conducted. Rare plant surveys shall be conducted by qualified biologists in accordance with the most current CDFG/USFWS guidelines or protocols and shall be conducted at the time of year when the plants in question are identifiable. (b) Based on the results of the survey, prior to design approval, FMFCD shall coordinate with CDFG and/or implement a Section 7 consultation with USFWS, shall determine whether the project facility would result in a significant impact to any special status plant species. Evaluation of project impacts shall consider the following: • The status of the species in question (e.g., officially listed by the State or Federal Endangered Species Acts). • The relative density and distribution of the on-site occurrence versus typical occurrences of the species in question. (continued on next page)	[see previous page]	[see previous page]	
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Utilities and Service Systems - Biological Resources (continued):

USS-12 (continued from previous two pages) The habitat quality of the on-site occurrence relative to historic, current or potential distribution of the population. (c) Prior to design approval, and in consultation with the CDFG and/or the USFWS, FMFCD shall prepare and implement a mitigation plan, in accordance with any applicable State and/or federal statutes or laws, that reduces impacts to a less than significant level. Verification comments:	[see Page 44]	[see Page 44]						
USS-13: When FMFCD proposes to provide drainage service outside in areas that support seasonal wetlands or vernal pools: (a) During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools, FMFCD shall conduct a preliminary survey to determine the presence of listed vernal pool crustaceans. (continued on next page)	During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools	CDFW and USFWS				X		

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

USS-13 <i>(continued from previous page)</i> (b) If potential habitat (vernal pools, seasonally inundated areas) or fairy shrimp exist within areas proposed to be disturbed, FMFCD shall complete the first and second phase of fairy shrimp presence or absence surveys. If an absence finding is determined and accepted by the USFWS, then no further mitigation shall be required for fairy shrimp. (c) If fairy shrimp are found to be present within vernal pools or other areas of inundation to be impacted by the implementation of storm drainage facilities, FMFCD shall mitigate impacts on fairy shrimp habitat in accordance with the USFWS requirements of the Programmatic Biological Opinion. This shall include on-site or off-site creation and/or preservation of fairy shrimp habitat at ratios ranging from 3:1 to 5:1 depending on the habitat impacted and the choice of on-site or off-site mitigation. Or mitigation shall be the purchase of mitigation credit through an accredited mitigation bank. Verification comments:	[see previous page]	[see previous page]	
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Utilities and Service Systems - *Biological Resources (continued)*:

USS-14: When FMFCD proposes to construct drainage facilities in an area where elderberry bushes may occur: (a) During facility design and prior to initiation of construction activities, FMFCD shall conduct a project-specific survey for all potential Valley Elderberry Longhorn Beetle (VELB) habitats (elderberry shrubs), including a stem count and an assessment of historic or current VELB habitat. (b) FMFCD shall avoid and protect all potential identified VELB habitat where feasible. (c) Where avoidance is infeasible, develop and implement a VELB mitigation plan in accordance with the most current USFWS mitigation guidelines for unavoidable take of VELB habitat pursuant to either Section 7 or Section 10(a) of the Federal Endangered Species Act. The mitigation plan shall include, but might not be limited to, relocation of elderberry shrubs, planting of elderberry shrubs, and monitoring of relocated and planted elderberry shrubs. Verification comments:	During facility design and prior to initiation of construction activities	CDFW and USFWS						
								X

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Utilities and Service Systems - Biological Resources (continued):

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

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

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

A - Incorporated into Project
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MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. T-6090/UGM

June 3, 2016

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

Utilities and Service Systems - Biological Resources (continued):

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

A - Incorporated into Project
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F - Not Applicable

June 3, 2016

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

Utilities and Service Systems / Biological Resources (continued):

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

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

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June 3, 2016

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

Utilities and Service Systems – Air Quality (continued):

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

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

A - Incorporated into Project
B - Mitigated

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F - Not Applicable

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. T-6090/UGM

June 3, 2016

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

Utilities and Service Systems – Adequacy of Water Supply Capacity:

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

Utilities and Service Systems – Adequacy of Landfill Capacity:

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

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F - Not Applicable