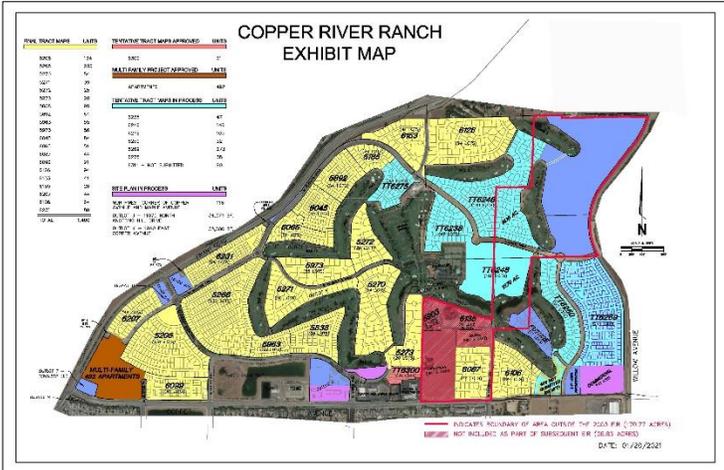


Exhibit L-4



FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

Copper River Ranch Project

SCH#2000021003

November 2021

PREPARED FOR:

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

PREPARED BY:



Crawford & Bowen Planning, Inc.
 113 N. Church Street, Suite 302
 Visalia, CA 93291

Final Subsequent Environmental Impact Report

Copper River Ranch Project

SCH#2000021003

Prepared for:

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Development and Resource Management Department
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November 2021

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CHAPTER ONE - Introduction

Introduction

This Final Subsequent Environmental Impact Report (FSEIR or Final SEIR) is an informational document intended to disclose to the decision makers of the City of Fresno (City), and the public the environmental consequences of approving and implementing the proposed Copper River Ranch Project (proposed Project) or one of the alternatives to the proposed Project, which are described in the Draft SEIR. Any written comments received during the public review period (August 25, 2021 through October 11, 2021) on the Draft SEIR are addressed in this Final SEIR. The State Clearinghouse number for this Project is 2000021003.

Summary of Project Description

Project History and Environmental Background

In January of 2000, Copper River Ranch LLC (original Project Applicant) submitted a General Plan Amendment / Rezoning application to Fresno County. These applications were approved by the Fresno County Board of Supervisors in December of 2000 and a Final Program EIR was certified by the Board. In August 2002, the Fresno County Local Agency Formation Commission (LAFCo) included the site within the Sphere of Influence boundary for the City of Fresno. In addition, the site was designated for urban development by the 2025 City of Fresno General Plan. In 2003, the City of Fresno prepared and certified a Final EIR (2003 FEIR) for the Project and the site was annexed into the City. That EIR analyzed the impacts of the following:

- 2,837 residential units on 706 acres
- 250,000 square feet of office/commercial (60 acres)

The Copper River Ranch Project has been building out / developed since 2004 in general conformance to what was analyzed in the 2003 FEIR. However, as development has occurred there have been some minor changes with regard to subdivision layouts, number of units, and some minor changes to locations of commercial/office. In addition, there are approximately 109 acres that were not studied as part of the 2003 FEIR for which the Project Applicant proposes to develop now or in the future. As such, those areas required additional evaluation. The publicly-circulated Draft SEIR included a full evaluation of the “new” Project areas as well as changes to the existing development. Refer to Chapter Two – Project Description of the Draft SEIR for the full description of the changes to the Project.

Proposed Project

The Project Applicant is proposing to modify the existing General Plan designations to reflect both the actual built out conditions of Copper River Ranch today and to identify any proposed land use designations and zone districts that are planned for the future. The proposed changes to land use designations and zone districts will facilitate various subdivisions of land for residential and commercial development. The currently proposed tentative tract maps include: Vesting Tentative Tract Map Nos. 6238, 6246, 6248, 6250 and 6269 and other developments within the subject area. The Project would occur within the original 706 acres as well as the additional 109 acres. A Subsequent Draft EIR was prepared to evaluate the environmental impacts of these modifications to the original project.

The proposed Project would facilitate the construction of up to 3,216 total residential units within the proposed Development. Thus, the total number of “new” units at full buildout beyond what was analyzed in the 2003 FEIR is 379 additional units. The additional 379 units is derived by taking the difference between the 2003 FEIR total buildout (2,837 units) and the proposed number of units (3,216). Although only 379 units are being added to the development, the SEIR evaluated the impacts of all 3,216 units. Refer to Chapter Two – Project Description of the Draft SEIR for the full breakdown of the proposed land use changes.

Project Location

The proposed Copper River Ranch Project consists of two areas of development. The first consists of adding approximately 109 acres to the Copper River Ranch development that were not included in the original 2003 Copper River Ranch FEIR. The second consists of proposed land use designation changes within the existing 706.5 acre Copper River Ranch Development.

New Areas of Development

The proposed new areas of development would occur on approximately 109 acres adjacent and east of the existing Copper River Ranch footprint. The new 109-acre development area has been mostly disturbed (graded, disced, or developed) and supports residential development, portions of a golf course, and disturbed land with patches of ruderal vegetation. The proposed new development area is surrounded by residential development to the north; residential development, portions of a golf course, and disturbed land to the south; orchards, residential development, portions of a golf course, and disturbed land to the east; and residential development, commercial development, portions of a golf course, and disturbed land to the west.

Existing Copper River Ranch Development

The existing Copper River Ranch development area consists of approximately 706.5 acres situated generally between Friant Road, Copper Avenue, Willow Avenue and Silaxo Road. The existing development has been building out / developed since the original EIR was approved in 2003. The area consists of residential housing, commercial establishments, a golf course, parks/trails and related improvements.

Refer to Figure 1: Regional Map, Figure 2: Vicinity Map and Figure 3: Exhibit Map for Project location. The area shown with the solid red line in Figure 3 is the new 109 acres that is being evaluated along with the land use changes within the existing development.

Project Objectives

The following Project objectives were included in the 2003 FEIR and continue to be applicable to the proposed Project. In accordance with CEQA Guidelines Section 15124(b), the following are the Project objectives:

- To provide a variety of housing opportunities with a complete range of densities, styles, sizes, and values which are designed to satisfy the identified increasing demand of the existing and future population base.
- To provide for commercial and office development sufficient to accommodate the needs of the Project population of the Project.
- To provide for alternative forms of transportation within the Project and connection to regional trail and mass transit systems thereby reducing dependency upon the automobile.
- To provide for a variety of open space opportunities within the Project area.
- To encourage residents to work at home occupations. Promote home occupations through electronic and internet components within the home, home design, and related mixed-use facilities.
- To provide the ability, through flexible zoning conditions, to develop mixed-use projects, which combine a variety of uses on one parcel.
- To maximize view opportunities of Project open space features through innovative land use planning techniques.
- To create a strong sense of “community” with landscaping, signage, lighting and Project amenities that are unique to Copper River Ranch.

Summary of Environmental Impacts

As described in Chapter 3 of the Draft SEIR, it was determined that all impacts were either less than significant, or could be mitigated to a less than significant level with the exception of impacts associated with Aesthetics (Impact #3.1-3), Air Quality (Impact #3.3-1 and #3.3-2), Noise (Impact 3.13-1) and Transportation (Impact #3.17-1 and #3.17-2), which were determined to be significant and unavoidable. It should be noted that those impact areas were also determined to be significant and unavoidable in the 2003 FEIR. Refer to these sections in the Draft SEIR for more information. Mitigation measures are listed in Chapter Four - Mitigation Monitoring and Reporting Program of this Final SEIR.

Summary of Project Alternatives

CEQA Guidelines Section 15126.6 requires the consideration of a range of reasonable alternatives to the proposed Project that could feasibly attain most of the objectives of the proposed Project. This SEIR analyzed the following alternatives:

- **No Development Alternative:** Under this Alternative, the unbuilt portions of the site would remain vacant and unoccupied.
- **No Project Alternative:** Under this Alternative, the site would be developed according to the 2003 FEIR and the addition of the 109 acres to the Project would not occur. The additional 109-acre area would also retain its existing land use designations where development could proceed with residential development as identified in the City's General Plan.
- **Increased Project Density:** Under this Alternative, the site would be developed with increased residential densities which would result in a greater number of units and an increase in population as compared to the proposed Project.
- **Reduced Project Density:** Under this Alternative, the site would be developed with reduced residential densities which would result in development of fewer number of units and a decrease in population as compared to the proposed Project.

The proposed Project is the preferred alternative. See Chapter 4 – Alternatives for a full description of potential environmental impacts associated with each alternative.

Figure 1: Regional Map

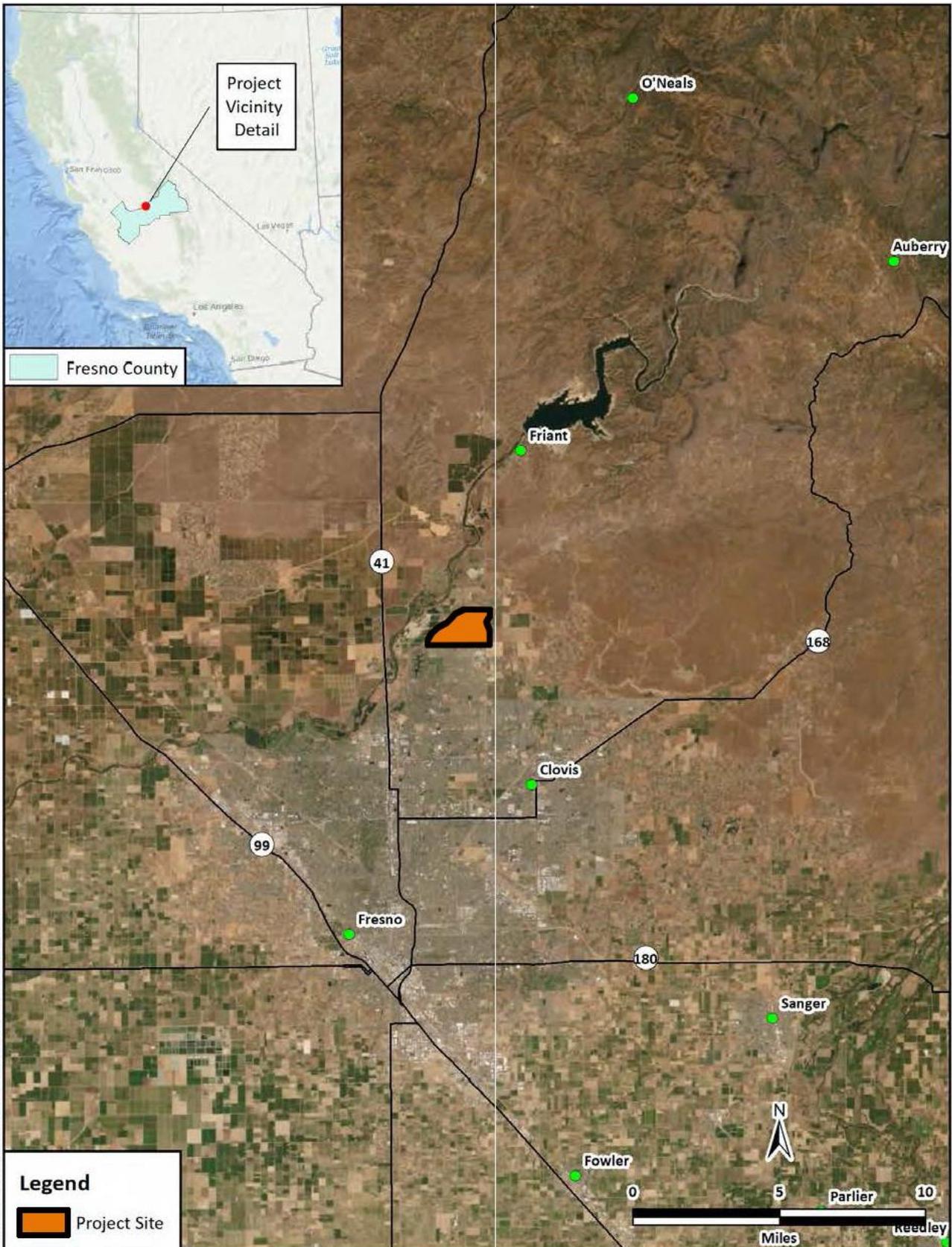
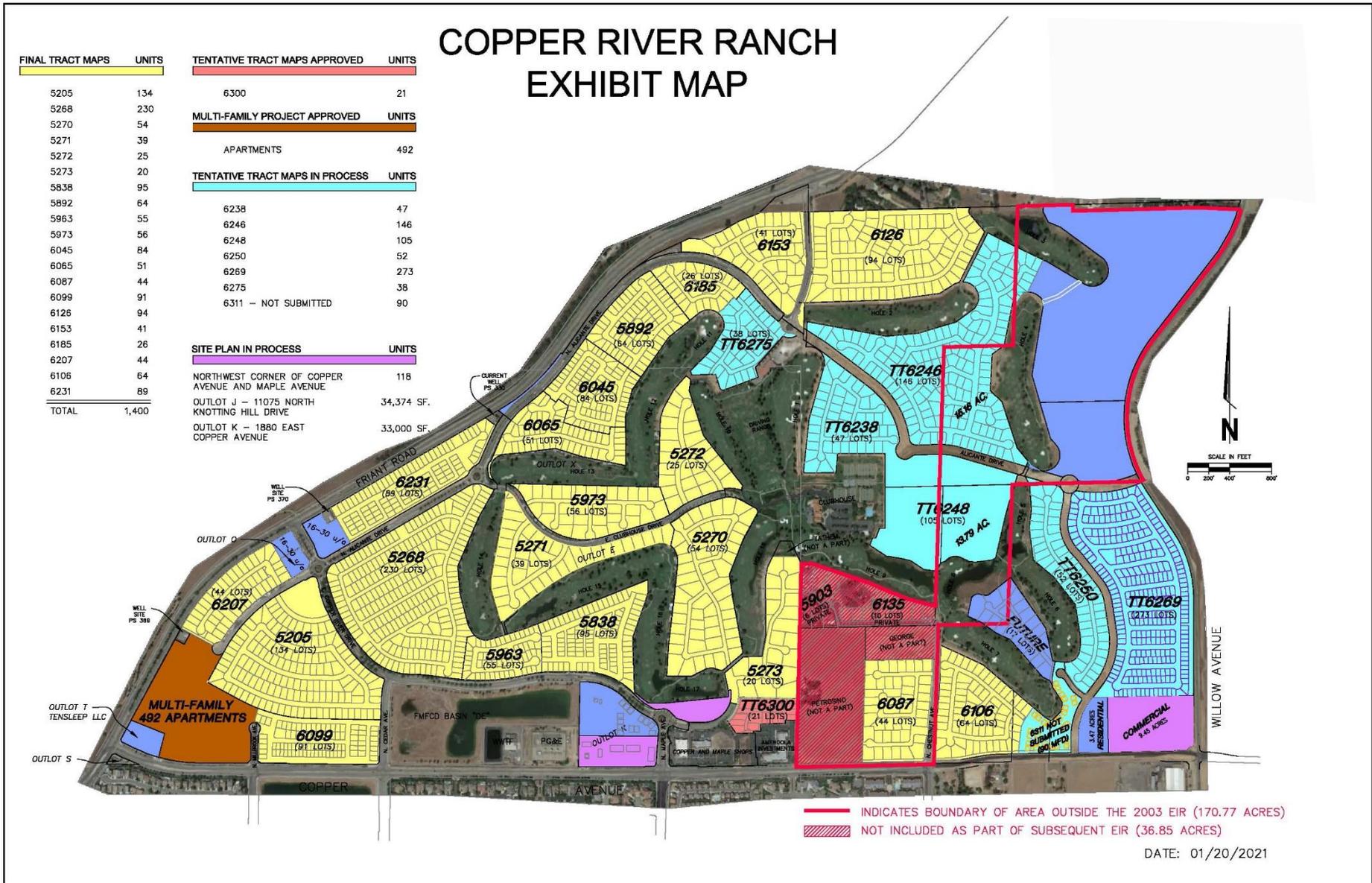


Figure 2: Vicinity Map



Figure 3: Exhibit Map



Background

Notice of Preparation

In accordance with CEQA, the City released a Notice of Preparation (NOP) on July 31, 2020, for a 30-day review period that closed on August 31, 2020. The purpose of the NOP was to provide notification that a Subsequent EIR for the proposed Project was being prepared and to solicit guidance on the scope and content of the document. The City received six comment letters on the NOP which are summarized as follows:

1. **Native American Heritage Commission** – provided information about the tribal consultation process (AB 52 and SB 18). (August 4, 2020)
2. **California Department of Conservation (Geologic Energy Management Division)** – the letter indicated that there are no known oil or gas wells identified within the Project boundaries and also provided information pertaining to potential (unknown) underground wells that may be encountered during construction. (August 17, 2020)
3. **Fresno County Environmental Health** – provided information about the use and handling of potentially hazardous materials and listed potential measures to protect groundwater and to reduce noise impacts. (August 18, 2020)
4. **Fresno Metropolitan Flood Control District** – provided information on flood control facilities in the Project area, applicable regulations, and methodologies that should be used when evaluating flood/stormwater impacts associated with the Project. (August 26, 2020)
5. **Caltrans** – provided methodologies that should be used in the Project traffic analysis and provided recommendations on intersections/roadways to include in the analysis. (August 28, 2020)
6. **San Joaquin Valley Air Pollution Control District** – provided the Air District’s list of applicable rules and regulations as well as the methodologies that should be used in the Project air analysis. (August 31, 2020)

These comments were identified and incorporated into the Draft SEIR.

Draft EIR

The Draft SEIR was properly noticed and circulated for public review and comment for 45 days, from August 25, 2021 through October 11, 2021. The Notice of Availability was published in the *Fresno Bee* newspaper. The Draft SEIR and Appendices were sent to the State Clearinghouse for distribution and notices were mailed to local and State agencies and other interested individuals. The City received one comment letter on the Draft SEIR, which is addressed in Chapter Two – Comments and Responses of this Final SEIR.

CEQA Requirements

Under CEQA, the Lead Agency must prepare and certify a Final SEIR prior to a proposed project being approved. The contents of a Final SEIR are specified in Section 15132 of the CEQA Guidelines, which states that a Final SEIR must consist of the following:

- a) The Draft SEIR or a revision of the Draft SEIR.
- b) Comments and recommendations received on the Draft SEIR either verbatim or in summary.
- c) A list of persons, organizations, and public agencies commenting on the Draft SEIR.
- d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
- e) Any other information added by the Lead Agency.

The Lead Agency must provide each agency that commented on the Draft SEIR with a copy of the Lead Agency's response to such comments a minimum of 10 days before certifying the Final SEIR.

Use of the Final SEIR

The Final SEIR allows the public and the City an opportunity to review revisions to the Draft SEIR and the responses to comments received during the Draft SEIRs public review period. The Final SEIR serves as the environmental document to inform the City of the environmental consequences of the proposed project, either in whole or in part, or one of the alternatives to the project discussed in the Draft SEIR.

As required by Section 15090(a)(1)-(3) of the CEQA Guidelines, a Lead Agency, in certifying a Final SEIR, must make the following three determinations:

- 1) The Final SEIR has been completed in compliance with CEQA.

- 2) The Final SEIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information in the Final SEIR prior to approving the project.
- 3) The Final SEIR reflects the Lead Agency's independent judgement and analysis.

As required by Section 15091 of the CEQA Guidelines, a public agency cannot approve or carry out a project for which an SEIR has been certified that identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings (Findings of Fact) for each of those significant effects, accompanied by a brief explanation of the rationale to reach findings supported by substantial evidence in the record. The possible findings are as follows:

- 1) Changes or alterations have been required in or incorporated into the project that avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
- 2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- 3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final SEIR.

Additionally, pursuant to Section 15093(b) of the CEQA Guidelines, when a Lead Agency approves a project that would result in significant unavoidable impacts that are disclosed in the Final SEIR, the agency must state in writing the reasons supporting the approval. The Statement of Overriding Considerations must be supported by substantial evidence in the Lead Agency's administrative record.

If the City approves the Project, and as part of that action adopts mitigation measures, the City will also adopt a Mitigation Monitoring and Reporting Program (see Public Resources Code Section 21081.6).

CHAPTER TWO – Comments and Responses

Introduction

This chapter of the Final SEIR contains a copy of each of the written comments received during the Draft SEIR 45-day public review period, as well as responses to each comment. Each comment is bracketed and numbered with corresponding responses. One comment letter was received from the following agency:

County of Fresno
Department of Public Works and Planning
2220 Tulare Street, Sixth Floor
Fresno, CA 93721
October 18, 2021

Letter 1, page 1



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

10/18/2021

City of Fresno
Israel Trejo, Supervising Planner
2600 Fresno Street, Room 3043
Fresno, CA 93721
Email: Israel.trejo@fresno.gov

SUBJECT: City of Fresno Copper River Ranch Project- DEIR (State Clearinghouse #2000021003)

Dear Mr. Trejo,

The County of Fresno appreciates the opportunity to review and comment on the subject application: City of Fresno Copper River Ranch Project- DEIR (State Clearinghouse #2000021003):

The project proposes to modify the existing General Plan designations to reflect both the actual built out conditions of Copper River Ranch today and to identify any proposed land use designations and zone districts that are planned. The proposed changes to land use designations and zone districts will facilitate various subdivisions of land for residential development. The currently proposed tentative tract maps include: Vesting Tentative Tract Map Nos. 6238, 6246, 6248, 6250 and 6269 and other developments within the subject area.

1

COMMENTS:

The Department of Public Works and Planning | Road Maintenance & Operations Division states:

- *The subject property borders on Friant Road, N Willow Ave, E Copper Ave, and Various Roads within the Copper River Ranch Community.*
- *Friant Ave north of E Copper River Ave, N Willow which is half street and all county north of Silaxo Rd, Birkhead Ave, and Copper Ave east of Willow Ave are County maintained road.*

2

Road M&O Division has reviewed the subject application and offers the following comments:

1. *City of Fresno shall be responsible to acquire any right-of-way as necessary to comply with the County of Fresno General Plan. City of Fresno may be required to relocate utilities and acquire additional right-of-way to accommodate any proposed road improvements.*
2. *Corner cutoffs shall be dedicated to the County of Fresno where needed to provide adequate sight visibility and accommodate any proposed road improvements.*
3. *Roundabouts are not permitted within County right-of-way unless the City of Fresno enters an agreement in which the City assumes responsibility and agrees to maintain the proposed roundabouts.*

3

4

5

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
The County of Fresno is an Equal Employment Opportunity Employer

Letter 1, page 2

City of Fresno Copper River Ranch Project- DEIR (State Clearinghouse #2000021003)
10/18/2021
Page 2 of 2

- 4. All traffic signals proposed must be warranted and the City of Fresno must enter a maintenance agreement in which the City of Fresno agrees to maintain the Traffic Signals.] 6
- 5. N Willow Ave has a section in which the right-of-way is shared between the City of Fresno and the County of Fresno. The remainder of N Willow Ave shall be annexed by the City of Fresno from E Copper Ave to E Silaxo Rd.] 7
- 6. Any proposed improvements shall not disrupt existing roadway drainage plans within the County of Fresno right-of-way.] 8
- 7. An encroachment permit is needed from the Road Maintenance and Operations Division for any work done within the road right-of-way of County of Fresno.] 9

The Department of Public Works and Planning | Development Engineering states:

The subject area appears to be **within the City limits and SOI (Sphere of Influence) of City of Fresno**, any site improvements shall comply with City requirements.] 10

If you have any questions, you may e-mail me at eracusin@FresnoCountyCA.gov or contact me at (559) 600-4245.] 11

Sincerely,



Elliot Racusin, Planner
Development Services and Capital Projects Division

ER:
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10126\City of Fresno Copper River Ranch Project- DEIR (State Clearinghouse #2000021003) OAR.docx

Responses to Comment Letter:

Comment 1: *The County of Fresno appreciates the opportunity to review and comment on the subject application: City of Fresno Copper River Ranch Project- DEIR (State Clearinghouse #2000021003):*

The project proposes to modify the existing General Plan designations to reflect both the actual built out conditions of Copper River Ranch today and to identify any proposed land use designations and zone districts that are planned. The proposed changes to land use designations and zone districts will facilitate various subdivisions of land for residential development. The currently proposed tentative tract maps include: Vesting Tentative Tract Map Nos. 6238, 6246, 6248, 6250 and 6269 and other developments within the subject area.

Response to Comment 1: The comment is introductory in nature and describes the proposed Project. The comment is noted and no response is necessary.

Comment 2: *The Department of Public Works and Planning / Road Maintenance & Operations Division States:*

- *The subject property borders on Friant Road, N Willow Ave, E Copper Ave, and Various Roads within the Copper River Ranch Community.*
- *Friant Ave north of E Copper River Ave, N Willow which is half street and all county north of Silaxo Rd, Birkhead Ave, and Copper Ave east of Willow Ave are County maintained road.*

Response to Comment 2: The comment describes the boundaries and applicable jurisdictions of the internal and surrounding roadways associated with the proposed Project. The comment is noted and no response is necessary.

Comment 3: *City of Fresno shall be responsible to acquire any right-of-way as necessary to comply with the County of Fresno General Plan. City of Fresno may be required to relocate utilities and acquire additional right-of-way to accommodate any proposed road improvements.*

Response to Comment 3: As applicable, any right-of-way acquisition that is necessary shall be in compliance with the County of Fresno General Plan. This includes treatment of any impacted utilities and required road improvements.

Comment 4: *Corner cutoffs shall be dedicated to the County of Fresno where needed to provide adequate sight visibility and accommodate any proposed road improvements.*

Response to Comment 4: Where road improvements are proposed within the jurisdiction of Fresno County, corner cutoffs shall be dedicated to the County of Fresno where needed to provide adequate visibility and to accommodate any proposed road improvements.

Comment 5: *Roundabouts are not permitted within County right-of-way unless the City of Fresno enters an agreement in which the City assumes responsibility and agrees to maintain the proposed roundabouts.*

Response to Comment 5: A roundabout was identified in the Traffic Impact Analysis (TIA) prepared for the Project at the intersection of N. Friant Road and N. Willow Avenue/E. Birkhead Avenue. According to the TIA, the intersection would exceed established level of service (LOS) thresholds in the Cumulative Year 2035 scenario under both the 2035 Cumulative No-Project conditions and 2035 Cumulative With-Project conditions. However, the intersection did not meet signal warrants in either scenario, thus a roundabout was proposed as an improvement that would mitigate the impact. The County has indicated that roundabouts are not permitted within County right-of-way unless the City assumes responsibility and agrees to maintain the proposed roundabout. Since the intersection is outside of the City's sphere of influence, the City will not assume responsibility for a roundabout. Therefore, the proposed roundabout will be replaced with signalization of the intersection to mitigate the 2035 Cumulative impacts from the Project. Although signal warrants were not projected to be met under 2035 Cumulative conditions, it is likely that further development in the area could eventually warrant signalization of the intersection. The proposed Project will be conditioned to contribute a fair-share of future signalization of the intersection. It should be noted that the TIA projected that the Project would contribute 3.44% of the Year 2035 Cumulative traffic at the intersection. Please refer to Chapter Three – Text Changes to the Draft SEIR for the textual changes related to the mitigation of this intersection.

Comment 6: *All traffic signals proposed must be warranted and the City of Fresno must enter a maintenance agreement in which the City of Fresno agrees to maintain the Traffic Signals.*

Response to Comment 6: As described in Response to Comment 5, the intersection of N. Friant Road and N. Willow Avenue/E. Birkhead Avenue did not meet signal warrants in the 2035 Cumulative scenarios, thus a roundabout was proposed as an improvement that would mitigate the impact. The County has indicated that roundabouts are not permitted within County right-of-way unless the City assumes responsibility and agrees to maintain the proposed roundabout. Since the intersection is outside of the City's sphere of influence, the City will not assume responsibility for a roundabout. Therefore, the proposed roundabout will be replaced with signalization of the intersection to mitigate the 2035 Cumulative impacts from the Project. Although signal warrants were not projected to be met under 2035 Cumulative conditions, it is likely that further development in the area could eventually warrant signalization of the intersection. The proposed Project will be conditioned to contribute a fair-share of future signalization of the intersection. It should be noted that the TIA projected that the Project would contribute 3.44% of the Year 2035 Cumulative traffic at the intersection. Please refer to Chapter Three – Text Changes to the Draft SEIR for the textual changes related to the mitigation of this intersection.

Comment 7: *N Willow Ave has a section in which the right-of-way is shared between the City of Fresno and the County of Fresno. The remainder of N Willow Ave shall be annexed by the City of Fresno from E Copper Ave to E Silaxo Rd.*

Response to Comment 7: The segment of N. Willow Avenue between E. Copper Avenue and E. Silaxo Road is on the City of Fresno's sphere of influence (SOI) line. Since the east side of the segment is outside the City's SOI, the City cannot annex that portion. In addition, most of the traffic on this segment is traveling to developments in Friant and Prather (outside of the City's jurisdiction) and the County recently approved the Monte Verdi Development on the east side of N. Willow Avenue. Therefore, the City will not annex the remainder of N. Willow Avenue.

Comment 8: *Any proposed improvements shall not disrupt existing roadway drainage plans within the County of Fresno right-of-way.*

Response to Comment 8: As applicable, any proposed improvements shall not disrupt existing roadway drainage plans within the County of Fresno right-of-way. If modifications to existing drainage plans are required, they shall be designed to accommodate existing drainage capacity and function.

Comment 9: *An encroachment permit is needed from the Road Maintenance and Operations Division for any work done within the road right-of-way of County of Fresno.*

Response to Comment 9: Comment noted. An encroachment permit from the Road Maintenance and Operations Division shall be acquired for any work done within the road right-of-way of the County of Fresno.

Comment 10: *The Department of Public Works and Planning / Development Engineering states:*

The subject area appears to be within the City limits and SOI (Sphere of Influence) of the City of Fresno, any site improvements shall comply with City requirements.

Response to Comment 10: Comment noted. For improvements proposed within the City limits and SOI of the City of Fresno, they shall comply with City requirements.

Comment 11: *If you have any questions, you may e-mail me at eracusin@FresnoCountyCA.gov or contact me at (559) 600-4245.*

Response to Comment 11: Comment noted. The City of Fresno appreciates the comments provided by the County of Fresno.

CHAPTER THREE – Text Changes to the Draft SEIR

Revisions and clarifications to the Draft SEIR made in response to comments and information received on the Draft SEIR are indicated by strikeout text (e.g. ~~strikeout~~), indicating deletions, and underline text (e.g. underline), indicating additions.

These updates and revisions do not constitute significant new information requiring recirculation of the Draft SEIR because they do not disclose that a new significant environmental impact would result from the Project or from a new mitigation measure proposed to be implemented; a substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance; a feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it; or the Draft SEIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (14 Cal. Code Regs. § 15088.5(a).) Instead, the information merely clarifies or amplifies the information in the Draft SEIR and does not result in any change in impact conclusion.

Text Changes to the Draft SEIR:

Executive Summary

Page ES-26

TRA-2:The Project will be responsible for paying its fair share cost percentages and/or constructing the recommended improvements identified in the Cumulative Year 2035 With Project Scenario subject to reimbursement for the costs that are in excess of the Project's equitable responsibility as determined by the City. This will be itemized and enforced through conditions of approval or a development agreement, at the discretion of the City, prior to Project implementation. The following are the required improvements:

- Friant Road / Willow Avenue
 - ~~Remove the northbound left turn lane;~~
 - ~~Modify the inside northbound through lane to a left through lane;~~
 - ~~Remove the southbound left turn lane;~~
 - ~~Modify the inside southbound through lane to a left through lane; and~~

- ~~Install a two-lane roundabout for Friant Road and a single lane for Willow Avenue and Birkhead Avenue. The Roundabout should retain the existing free-flow right-turn lane from Willow Avenue to an acceleration lane on northbound Friant Road.~~
- Install a roundabout or signalize the intersection as preferred by the County of Fresno. The County of Fresno has indicated that roundabouts are not permitted in County right-of-way. Although signal warrants are not met for this intersection under the cumulative Year 2035 analysis, it is likely that future improvements at this intersection will include a traffic signal. Therefore, signalization of this intersection when signal warrants are met is the preferred mitigation.

Pages ES-28 and ES-29

- Friant Road / Audubon Drive
 - Modify the traffic signal to implement overlap phasing of the westbound right-turn with the southbound left-turn phase;
 - Prohibit southbound to northbound U-turn movements;
 - Modify the traffic signal to implement overlap phasing of the southbound right-turn with the eastbound left-turn phase;
 - Prohibit eastbound to westbound U-turn movements;
 - Modify the traffic signal to implement overlap phasing of the northbound right-turn with the westbound left-turn phase; and
 - Prohibit westbound to eastbound U-turn movements.
 - ~~It should be noted that given existing constraints and the ultimate designation for six lanes on Friant Road, the said improvements are not projected to meet the City's target LOS threshold; however, it is projected they will reduce overall delay by an average of 22 seconds. Therefore, the traffic impacts at this intersection are considered adverse but unavoidable.~~
 - Given the existing constraints and the ultimate designation for six-lanes on Friant Road, the number of modifications that can be made at this intersection are limited. When implementing an overlap phasing of the northbound right-turn with the westbound left-turn phase; southbound right with the eastbound left-turn phase; and westbound right with the southbound left-turn phase, it was found that such modifications will result in very low benefit in the reduction of delay while requiring all westbound to eastbound, eastbound to westbound, and southbound to northbound U-turns to be prohibited. As a result, it is recommended against modifications to this intersection while acknowledging that the City's LOS threshold for this intersection is projected to be exceeded.

Chapter Two – Project Description

Page 2-7

**Table 2-1
Proposed Land Use Changes**

Parcel No.	Acres	Existing Land Use Designation	Proposed Land Use Designation	Existing Zoning	Proposed Zoning
1	10.16	Med DR	Low DR	RS5	RS3
2	4.53	Gen Comm	Low DR	GC	RS3
3	1.17	Comm Comm	Low DR	CC	RS3
4**	2.07	Golf Course	Med Low DR	OSPR	RS3 - RS4
5	16.21	Med DR	Low DR	RS5	RS3
7**	9.22	Med DR	Low DR	RS5	RS4 - RS3
9	7.23	Med High DR	Med DR	RM1	RS5
10***	0.79	Med High DR	Med Low DR	RM1	RS3 RS4
10***	2.68	Med High DR	Comm Comm	RM1	CC
11	7.11	Comm Comm	Urban Neighbor	CC	RM2
12****	2.68	Comm Comm	Med Low DR	CC	RS3 - RS4
19	1.06	Comm Comm	Urban Neighbor	CC	RM2
20	0.93	Med <u>High</u> DR	Urban Neighbor	RS5 <u>RM1</u>	RM2
Total Acres:	65.84				

* See Figures 2-4 and 2-5 for parcel locations

** Portions not within the original 2003 EIR study area.

*** Portion of a total 3.47 acres for Parcel 10

**** Portion of a total 9.45 acres for Parcel 12

Section 3.17 – Transportation

Pages 3.17-31 and 3.17-32

Under this scenario, the intersections of Friant Road and Willow Avenue, Willow Avenue and Alicante Drive, Willow Avenue and Copper Avenue, Peach Avenue and Copper Avenue,

Auberry Avenue and Copper Avenue, Chestnut Avenue and Behymer Avenue, Friant Road and Audubon Drive and Fresno Street and Friant Road are projected to exceed their LOS threshold during one or both peak periods. To improve the LOS at these intersections, it is recommended that the following improvements be considered for implementation.

- **Friant Road / Willow Avenue**

- ~~Remove the northbound left turn lane;~~
- ~~Modify the inside northbound through lane to a left through lane;~~
- ~~Remove the southbound left turn lane;~~
- ~~Modify the inside southbound through lane to a left through lane; and~~
- ~~Install a two-lane roundabout for Friant Road and a single lane for Willow Avenue and Birkhead Avenue. The Roundabout should retain the existing free-flow right-turn lane from Willow Avenue to an acceleration lane on northbound Friant Road.~~
- Install a roundabout or signalize the intersection as preferred by the County of Fresno. The County of Fresno has indicated that roundabouts are not permitted in County right-of-way. Although signal warrants are not met for this intersection under the cumulative Year 2035 analysis, it is likely that future improvements at this intersection will include a traffic signal. Therefore, signalization of this intersection when signal warrants are met is the preferred mitigation.

Page 3.17-33

- **Friant Road / Audubon Drive**

- Modify the traffic signal to implement overlap phasing of the westbound right-turn with the southbound left-turn phase;
- Prohibit southbound to northbound U-turn movements;
- Modify the traffic signal to implement overlap phasing of the southbound right-turn with the eastbound left-turn phase;
- Prohibit eastbound to westbound U-turn movements;
- Modify the traffic signal to implement overlap phasing of the northbound right-turn with the westbound left-turn phase; and
- Prohibit westbound to eastbound U-turn movements.
- ~~It should be noted that given existing constraints and the ultimate designation for six lanes on Friant Road, the said improvements are not projected to meet the City's target LOS threshold; however, it is projected they will reduce overall delay~~

~~by an average of 22 seconds. Therefore, the traffic impacts at this intersection are considered adverse but unavoidable.~~

- Given the existing constraints and the ultimate designation for six-lanes on Friant Road, the number of modifications that can be made at this intersection are limited. When implementing an overlap phasing of the northbound right-turn with the westbound left-turn phase; southbound right with the eastbound left-turn phase; and westbound right with the southbound left-turn phase, it was found that such modifications will result in very low benefit in the reduction of delay while requiring all westbound to eastbound, eastbound to westbound, and southbound to northbound U-turns to be prohibited. As a result, it is recommended against modifications to this intersection while acknowledging that the City's LOS threshold for this intersection is projected to be exceeded.

Pages 3.17-37 and 3.17-38

Friant Road / Audubon Drive

- Modify the traffic signal to implement overlap phasing of the westbound right-turn with the southbound left-turn phase;
- Prohibit southbound to northbound U-turn movements;
- Modify the traffic signal to implement overlap phasing of the southbound right-turn with the eastbound left-turn phase;
- Prohibit eastbound to westbound U-turn movements;
- Modify the traffic signal to implement overlap phasing of the northbound right-turn with the westbound left-turn phase; and
- Prohibit westbound to eastbound U-turn movements.
- ~~It should be noted that given existing constraints and the ultimate designation for six lanes on Friant Road, the said improvements are not projected to meet the City's target LOS threshold; however, it is projected they will reduce overall delay by an average of 22 seconds. Therefore, the traffic impacts at this intersection are considered adverse but unavoidable.~~
- Given the existing constraints and the ultimate designation for six-lanes on Friant Road, the number of modifications that can be made at this intersection are limited. When implementing an overlap phasing of the northbound right-turn with the westbound left-turn phase; southbound right with the eastbound left-turn phase; and westbound right with the southbound left-turn phase, it was found

that such modifications will result in very low benefit in the reduction of delay while requiring all westbound to eastbound, eastbound to westbound, and southbound to northbound U-turns to be prohibited. As a result, it is recommended against modifications to this intersection while acknowledging that the City's LOS threshold for this intersection is projected to be exceeded.

Page 3.17-36

TRA-2 The Project will be responsible for paying its fair share cost percentages and/or constructing the recommended improvements identified in the Cumulative Year 2035 With Project Scenario subject to reimbursement for the costs that are in excess of the Project's equitable responsibility as determined by the City. This will be itemized and enforced through conditions of approval or a development agreement, at the discretion of the City, prior to Project implementation. The following are the required improvements:

- **Friant Road / Willow Avenue**

- ~~Remove the northbound left turn lane;~~
- ~~Modify the inside northbound through lane to a left through lane;~~
- ~~Remove the southbound left turn lane;~~
- ~~Modify the inside southbound through lane to a left through lane; and~~
- ~~Install a two lane roundabout for Friant Road and a single lane for Willow Avenue and Birkhead Avenue. The Roundabout should retain the existing free flow right turn lane from Willow Avenue to an acceleration lane on northbound Friant Road.~~
- Improvements at this intersection could include a roundabout or a traffic signal as preferred by the County of Fresno. The County of Fresno has indicated that roundabouts are not permitted in County right-of-way. Although signal warrants are not met for this intersection under the cumulative Year 2035 analysis, it is likely that future improvements at this intersection will include a traffic signal. Therefore, signalization of this intersection when signal warrants are met is the preferred mitigation.

Pages 3.17-44 through 3.17-61

Applicability of 2003 FEIR Mitigation Measures

The 2003 FEIR provided the mitigation measures related to transportation impacts. A review of the previous mitigation measures and their implementation is included on pages 3.17-34 through 3.17-39 of Section 3.17-1 and Table 3.17-9. Please refer to that section for a discussion of the disposition of the previous 2003 FEIR mitigation measures. Below is a summary of the status and applicability of the previous 2003 FEIR mitigation measures and new mitigation for the proposed Project.

2003 FEIR Mitigation	Determination	New Conditions of Approval (if applicable)
<p>2.2.1-a: If the project is found to trigger a capacity improvement, which otherwise would not be required under the no-project scenario, the project will be required to fully fund (100 percent) of the improvement. Subsequent project-specific studies will determine the need and feasibility of the improvement.</p>	<p>The determination of completion for this mitigation measure is as follows:</p> <p>2.2.1-a: Ongoing through Project development.</p>	<p>Mitigation measure 2.2.1-a shall continue to be applicable.</p>
<p>2.2.1-b: Since the project is defined in very general terms at the Program EIR level, developer responsibility for proposed mitigation measures is shown as fair share percentage estimates rather than project-specific fair share responsibilities. The fair share percentage estimates provide a general overview of how much the project may need to contribute to mitigate potential impacts on the future roadway system. Once the project is defined through the development plan and specific plan/site plan, a project-specific traffic analysis will determine both project-specific impacts</p>	<p>The determination of completion for this mitigation measure is as follows:</p> <p>Mitigation Measure 2.2.1-b from the 2003 FEIR contained several required improvements / mitigations pertaining to transportation impacts. Several of the recommended roadway widening mitigation measures have been implemented. Table 3.17-9 herein identifies the recommended improvements that have been implemented.</p>	<p>TRA-1 The Project shall pay into applicable transportation fee programs. These include a Fresno Major Street Impact Fee (FMSI), a Traffic Signal Mitigation Impact Fee (TSMI) and a Regional Transportation Mitigation Fee (RTMF). The FMSI Fee will be calculated and assessed during the building permit process. The RTMF will be calculated and assessed by Fresno COG.</p> <p>TRA-2 The Project will be responsible for paying its</p>

<p>and associated developer responsibility for mitigation. In these future project-specific traffic studies, actual project fair shares will be determined. However, unless other projects in the study area are proposed for development with a more intensive land use, those segments that are shown at 100 percent developer responsibility are likely to remain at 100 percent developer responsibility in all future project-specific traffic studies. The fair share percentage estimates do not take into account either the City of Fresno UGM fees or the City of Clovis TIF program.</p> <p>With completion of the project, a fair share percentage of improvement to the following noted street segments is needed in 2025 to maintain level of service standards:</p> <ul style="list-style-type: none"> • Friant Road from SR 41 southbound off-ramp to SR 41 northbound off-ramp • Friant Road from SR 41 northbound off-ramp to Fresno Street • Friant Road from Fresno Street to Audubon Drive • Friant Road from Audubon Drive to Shepherd Avenue • Friant Road from Shepherd Avenue to Ft. Washington Road • Friant Road from Ft. Washington Road to Champlain Drive • Friant Road from Millbrook Avenue / Copper Avenue to 	<p>Additionally, since the adoption of the 2003 FEIR, the City of Fresno updated its General Plan in 2014. As part of the current <i>Fresno General Plan</i>, the Circulation Element acknowledged that Friant Road would exceed LOS D as a six-lane facility between Shepherd Avenue and State Route 41 Southbound Off-Ramp. However, City Council made the appropriate findings to designate the maximum number of lanes to three (3) in each direction while exceeding the City's standard LOS threshold for this segment of Friant Road. As a result of this change in the Fresno General Plan, further changes to the segments of Friant Road between the SR 41 SB Off-Ramp and Audubon Drive would no longer be necessary as three or more lanes in each direction are currently in place. Therefore, these segments of Friant Road should be removed as mitigation measures of the Project, and that the Projects traffic impacts be considered significant and unavoidable.</p> <p>Taking into account the improvements that have been made as identified in Table 3.17-9, the current Project will require additional improvements. The Project will be required to construct public road frontages as well as all on-site roadways to City of Fresno standards. The Project's fair share percentage impact of the</p>	<p>fair share cost percentages and/or constructing the recommended improvements identified in the Cumulative Year 2035 With Project Scenario subject to reimbursement for the costs that are in excess of the Project's equitable responsibility as determined by the City. This will be itemized and enforced through conditions of approval or a development agreement, at the discretion of the City, prior to Project implementation. The following are the required improvements:</p> <ul style="list-style-type: none"> • Friant Road / Willow Avenue <ul style="list-style-type: none"> ○ Remove the northbound left turn lane; ○ Modify the inside northbound through lane to a left through lane; ○ Remove the southbound left turn lane; ○ Modify the inside southbound through lane to a left through lane; and ○ Install a two-lane roundabout for Friant Road and a single lane for Willow Avenue and Birkhead Avenue. The Roundabout should retain the existing free flow right turn lane from Willow Avenue to an acceleration lane on northbound Friant Road.
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<p>Country Club Drive</p> <ul style="list-style-type: none"> • Friant Road from Birkhead / Willow Avenue to North Fork Road / Millerton Road • Auberry Road from Copper Avenue to Marina Drive • Auberry Road from Marina Drive to Millerton Road • Millbrook Avenue from Friant Road to Copper Avenue • Copper Avenue from Millbrook Avenue to Cedar Avenue • Copper Avenue from Cedar Avenue to Maple Avenue • Copper Avenue from Maple Avenue to Chestnut Avenue • Copper Avenue from Chestnut Avenue to Willow Avenue • Copper Avenue from Willow Avenue to Peach Avenue • Copper Avenue from Peach Avenue to Auberry Road • Copper Avenue from Auberry Road to Minnewawa Avenue • Willow Avenue from Shaw Avenue to Bullard Avenue • Willow Avenue from Bullard Avenue to Herndon Avenue • Willow Avenue from Herndon Avenue to Alluvial Avenue • Willow Avenue from Alluvial Avenue to Nees Avenue 	<p>study intersections at which the Project will either cause or contribute to a significant impact which corresponds to the recommended improvements listed under the Cumulative Year 2035 With Project Scenario are included in Mitigation Measures TRA-1 and TRA-2.</p> <p>Therefore, Mitigation Measure TRA – 1 and TRA – 2 shall supersede Mitigation Measure 2.2.1-b.</p>	<ul style="list-style-type: none"> ○ <u>Install a roundabout or signalize the intersection as preferred by the County of Fresno. The County of Fresno has indicated that roundabouts are not permitted in County right-of-way. Although signal warrants are not met for this intersection under the cumulative Year 2035 analysis, it is likely that future improvements at this intersection will include a traffic signal. Therefore, signalization of this intersection when signal warrants are met is the preferred mitigation.</u> • Willow Avenue / Alicante Drive <ul style="list-style-type: none"> ○ Signalize the intersection with protective left-turn phasing in all directions. • Willow Avenue / Copper Avenue <ul style="list-style-type: none"> ○ Add a second eastbound left-turn lane; ○ Add a second eastbound through lane; ○ Add a second westbound left-turn lane; ○ Modify the westbound through-right lane to through lane;
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<ul style="list-style-type: none"> • Willow Avenue from Nees Avenue to Teague Avenue • Willow Avenue from Teague Avenue to Shepherd Avenue • Willow Avenue from Shepherd Avenue to Perris Avenue • Willow Avenue from Perris Avenue to Behymer Avenue • Willow Avenue from Behymer Avenue to International Avenue • Willow Avenue from International Avenue to Copper Avenue • Willow Avenue from Copper Avenue to South Project Road • Willow Avenue from South Project Road to North Project Road • Chestnut Avenue from Nees Avenue to Shepherd Avenue • Shepherd Avenue from Minnewawa Avenue to Fowler Avenue • Shepherd Avenue from Fowler Avenue to Temperance Avenue • Herndon Avenue from Willow Avenue to Peach Avenue • Herndon Avenue from Peach Avenue to Villa Avenue • Herndon Avenue from Villa Avenue to Clovis Avenue • Herndon Avenue from Clovis Avenue to Fowler Avenue • Herndon Avenue from Toll House Road to De 		<ul style="list-style-type: none"> ○ Add a second westbound through lane; ○ Add a westbound right-turn lane; ○ Add a second northbound left-turn lane; ○ Modify the northbound through-right lane to a through lane; ○ Add a second northbound through lane with a receiving lane north of Copper Avenue; ○ Add a northbound right-turn lane; ○ Add a second southbound left-turn lane; and ○ Modify the traffic signal to accommodate the added lanes. <ul style="list-style-type: none"> • Peach Avenue / Copper Avenue <ul style="list-style-type: none"> ○ Add an eastbound right-turn lane; ○ Modify the eastbound through-right lane to a through lane; ○ Add a westbound left-turn lane; ○ Modify the westbound left-through lane to a through lane; and ○ Add a two-way left-turn lane on the west leg of Peach Avenue. • Auberry Road / Copper Avenue
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<p>Wolf Avenue</p>		<ul style="list-style-type: none"> ○ Add a westbound right-turn lane; ○ Modify the westbound through-right lane to a through lane; and ○ Modify the traffic signal to accommodate the added lanes. <ul style="list-style-type: none"> • Chestnut Avenue / Behymer Avenue <ul style="list-style-type: none"> ○ Signalize the intersection with protective left-turn phasing in all directions. • Friant Road / Audubon Drive <ul style="list-style-type: none"> ○ Modify the traffic signal to implement overlap phasing of the westbound right-turn with the southbound left-turn phase; ○ Prohibit southbound to northbound U-turn movements; ○ Modify the traffic signal to implement overlap phasing of the southbound right-turn with the eastbound left-turn phase; ○ Prohibit eastbound to westbound U-turn movements; ○ Modify the traffic signal to implement overlap phasing of the northbound right-turn with the westbound left-turn phase; and
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		<ul style="list-style-type: none">○ Prohibit westbound to eastbound U-turn movements.○ It should be noted that given existing constraints and the ultimate designation for six-lanes on Friant Road, the said improvements are not projected to meet the City's target LOS threshold; however, it is projected they will reduce overall delay by an average of 22 seconds. Therefore, the traffic impacts at this intersection are considered adverse but unavoidable.○ <u>Given the existing constraints and the ultimate designation for six-lanes on Friant Road, the number of modifications that can be made at this intersection are limited. When implementing an overlap phasing of the northbound right-turn with the westbound left-turn phase; southbound right with the eastbound left-turn phase; and westbound right with the southbound left-turn phase, it was found that such modifications will result in very low benefit in the reduction of delay</u>
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		<p><u>while requiring all westbound to eastbound, eastbound to westbound, and southbound to northbound U-turns to be prohibited. As a result, it is recommended against modifications to this intersection while acknowledging that the City's LOS threshold for this intersection is projected to be exceeded.</u></p> <ul style="list-style-type: none"> • Fresno Street / Friant Road <ul style="list-style-type: none"> ○ Given existing constraints and the ultimate designation for six-lanes on Friant Road, the number of modifications that can be made at this intersection are limited. JLB analyzed, if implementing an overlap phasing of the northbound right-turn with the westbound left-turn phase; however, it was found that such modifications will result in very low benefit in the reduction of delay while requiring a large number of westbound to eastbound U-turns to be prohibited. As a result, JLB recommends against
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		<p>modifications to this intersection while acknowledging that the City's LOS threshold for this intersection is projected to be exceeded.</p> <ul style="list-style-type: none"> • State Route 41 Northbound Off-Ramp / Friant Road <ul style="list-style-type: none"> ○ Consistent with the <i>Fresno General Plan</i> Circulation Element, Friant Road already exists as a six-lane divided arterial between Audubon Drive and Nees Avenue. ○ The <i>Fresno General Plan</i> Circulation Element acknowledged that Friant Road would exceed LOS D as a six-lane facility between Shepherd Avenue and State Route 41 Southbound Off-Ramp and made appropriate findings to designate the maximum number of lanes to three (3) in each direction while exceeding the City's standard LOS threshold for this segment of Friant Road. ○ The Caltrans' State Route 41 TCR also acknowledged that State Route 41 would exceed LOS D as an eight-lane freeway
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		<p>between El Paso Avenue and the Fresno/Madera County line and made the appropriate findings to designate LOS F as the LOS threshold for this segment of State Route 41.</p> <ul style="list-style-type: none"> ▪ City of Fresno VMT Guidelines, make clear that any capacity enhancing transportation projects may have a significant VMT impact and be subject to a detailed analysis that would include measuring induced travel likely requiring infeasible VMT mitigation measures. ▪ Considering the <i>Fresno General Plan</i> Circulation Element, the Caltrans State Route 41 TCR and the City of Fresno VMT Guidelines, the traffic impacts at this intersection are considered adverse but unavoidable.
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<p>2.2.1-c: In addition to segment capacity improvements, the project should also encourage transit use. Alternative transportation mitigation measures include:</p> <ul style="list-style-type: none"> • Establish a Transportation Demand Management Program that provides incentives for people both living and working in the project area to utilize some sort of commute alternative such as walking, bicycling, carpool/vanpool, transit, and flex-scheduling. • Contract with Fresno Area Express (FAX) to provide transit stops internal to and bordering the project site; or create a project internal transit system that connects to the FAX system at some designated points along Friant Road, Maple Avenue, Chestnut Avenue, or Willow Avenue. • Create park-and-ride lots within the project, possibly at retail/service/office use locations. 	<p>The determination of completion for this mitigation measure is as follows:</p> <p>Mitigation Measure 2.2.1-c from the 2003 FEIR contained several required improvements / mitigations pertaining to alternative transportation. The status of these measures are as follows:</p> <ul style="list-style-type: none"> • The provision to establish a Transportation Demand Management Program shall continue to be applicable. • Fresno Area Express (FAX) is the transit operator in the City of Fresno. At present, there are no FAX transit routes that operate in the vicinity of the proposed Project. The closest is FAX Route 58, which runs on Champlain Drive and Perrin Avenue, approximately 2.7 miles southwest of the proposed Project. In addition, areas for bus stops within the 	<p>The following component of Mitigation Measure 2.2.1-c shall continue to be applicable:</p> <ul style="list-style-type: none"> • Establish a Transportation Demand Management Program that provides incentives for people both living and working in the project area to utilize some sort of commute alternative such as walking, bicycling, carpool/vanpool, transit, and flex-scheduling.

	<p>development have been identified for when transit ridership demand and available funding enable FAX to expand services to the area. These are proposed to be located along the unbuilt portions of Copper Avenue adjacent to the Project.</p> <ul style="list-style-type: none"> • A park and ride was installed at the southeast corner of Friant Road and Copper Avenue. 	
<p>The 2003 FEIR did not include an analysis of VMT, therefore, there was no previous mitigation associated with VMT reduction.</p>		<p>TRA-3 The Project shall incorporate (or take credit for) the following design features to reduce Project-related VMT:</p> <ul style="list-style-type: none"> • Incorporate bike lane street design (on-site) <ul style="list-style-type: none"> ○ Within the Project, Class II Bikeways exist along portions of Alicante Drive between Via Livorno Lane and approximately 1,600 feet west of Crest View Drive, Clubhouse Drive between Alicante Drive and Queensberry Avenue, Copper River Drive between Friant Road and Maple Avenue and Cedar Avenue between

		<p>Copper River Drive and Copper Avenue. It is recommended that the Project implement Class II Bikeways within the Project along the remaining lengths of Alicante Drive and Winery Avenue/Road 'G'.</p> <ul style="list-style-type: none"> • Orient project towards transit, bicycle and pedestrian facilities <ul style="list-style-type: none"> ○ This measure applies if a Project is oriented towards a planned or existing transit, bicycle or pedestrian corridor. ○ This Project has connections to Class I and Class II Bikeways in the vicinity of the Project along Copper Avenue, Willow Avenue and Shepherd Avenue. Connections also exist to the nearby Lewis S. Eaton Trail and the Fresno-Clovis Rail-Trail. ○ Additionally, all major street improvements have been designed to accommodate transit. • Provide pedestrian network improvements <ul style="list-style-type: none"> ○ This mitigation measure provides that all the internal components of a Project are connected with each other and the larger off-site network via pedestrian paths to encourage people to walk instead of drive.
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		<ul style="list-style-type: none"> ○ Within the Project site, pedestrian sidewalks exist along built out portions of Alicante Drive, Clubhouse Drive, Copper River Drive, Cedar Avenue and Maple Avenue. ○ Adjacent to the Project site, a Class I Bike Path exists along Copper Avenue between Friant Road and Chestnut Avenue. In the vicinity of the Project site, pedestrian sidewalks exist along portions of Friant Road, Willow Avenue, Copper Avenue, Millbrook Avenue, Cedar Avenue, Maple Avenue, Chestnut Avenue, Olympic Avenue, International Avenue, Behymer Avenue, Sommerville Drive, Audubon Drive, Fresno Street, Blackstone Avenue and Nees Avenue. ○ Connections also exist to the nearby Lewis S. Eaton Trail and the Fresno-Clovis Rail-Trail via a Class I Bike Path on Copper Avenue. ● Increase destination accessibility <ul style="list-style-type: none"> ○ This mitigation is measured in terms of the number of jobs or other attractions reachable within a given travel time. In this case, it is measured to the downtown Fresno area
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		<p>approximately 11.75 miles away.</p> <ul style="list-style-type: none"> • Provide traffic calming measures <ul style="list-style-type: none"> ○ There are four existing roundabouts and three proposed roundabouts within the Project. The four existing roundabouts are located at the intersections of Alicante Drive and Copper River Drive, Alicante Drive and Clubhouse Drive, Crest View Drive and Alicante Drive and Maple Avenue and Copper River Drive. The three proposed roundabouts are located at the future intersections of Road 'G' and New Willow Access Road, Road 'G' and Alicante Drive and Alicante Drive and future internal road. These proposed roundabouts will be completed with the construction of the Project and its internal roads. ○ Internal roadways are existing with and proposed to contain marked crosswalks, raised median islands, planter strips with street trees and curves. On-street parking and/or NEV lanes exist on stretches of internal roadways as well.
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		<ul style="list-style-type: none"> • Increase mix of uses within the project or within the project’s surroundings <ul style="list-style-type: none"> ○ The Project consists of multiple land uses as noted in the trip generation in Table 3.17-3. Included in the land uses are park-n-ride lot, single-family detached housing with multiple densities, apartments, city parks and commercial components. • Located project near bike path / bike lane <ul style="list-style-type: none"> ○ The Project has several existing bike paths and lanes in the vicinity. For example, Class II Bikeways exist along portions of Friant Road, Millbrook Avenue, Cedar Avenue, Maple Avenue, Chestnut Avenue, Willow Avenue, Olympic Avenue, International Avenue, Behymer Avenue, Sommerville Drive, Audubon Drive, Fresno Street and Nees Avenue. Similarly, Class I Bikeways exist along portions of Friant Road, Copper Avenue, Willow Avenue, Audubon Drive, Fresno Street and Nees Avenue. Connections also exist to the nearby Lewis S. Eaton Trail and the Fresno-Clovis Rail-Trail via a Class I Bike Path on Copper Avenue. ○ In addition to this, it was recommended
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		<p>that the Project implement Class I Bikeways along its frontages to Copper Avenue and Willow Avenue. Similarly, it is recommended that the Project implement Class II Bikeways along its frontage to Willow Avenue, Copper Avenue, Alicante Drive and Road "G".</p> <ul style="list-style-type: none"> ● Existing park-and-ride lot <ul style="list-style-type: none"> ○ This park-and-ride lot contains 23 parking spots and is located on the southeast corner of Friant Road and Copper Avenue.
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CHAPTER FOUR – Mitigation Monitoring and Reporting Program

State law requires that a public agency adopt a monitoring program for mitigation measures that have been incorporated into the approved Project to reduce or avoid significant effects on the environment. The purpose of the monitoring program is to ensure compliance with environmental mitigation during Project implementation and operation. Since there are potentially significant impacts requiring mitigation associated with the Copper River Ranch Project, a Mitigation Monitoring Program is included in the Project's Final SEIR. Where previous mitigation measures from the 2003 FEIR are still applicable to the proposed Project, they are identified and shown using the numbering system from the 2003 FEIR. New or modified mitigation is shown with a lettering system (e.g. BIO – 1, BIO – 2 for Biology, CUL – 1 for Cultural, etc.).

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
Aesthetics				
<p>AES – 1: The developer shall ensure that the following measures are incorporated in the design of future conditional use permits, tentative tract maps, and site plans:</p> <ol style="list-style-type: none"> 1. The developer shall incorporate landscape, wall treatment, signage, and architectural standards for the development of residential, commercial, public facility, open space, and mixed-use areas. 2. A minimum 20-foot landscaped area shall parallel the easterly side of Friant Road, the northerly side of Copper Avenue, and the westerly side of Willow Avenue. A berm and/or combination berm/sound wall shall parallel these roadways where residential lots are proposed. 3. Project entries along Copper and Willow Avenues, and along Friant Road, shall incorporate special entry features, such as extensive landscaping and low profile entry signs. 4. Detailed designs of these facilities shall be submitted to the City of Fresno Planning and Development Department for review. Approval from the City of Fresno shall be required prior to issuance of any building permits. 	Project Applicant	Prior to issuance of grading or building permits	City of Fresno	
<p>AES – 2: Lighting for Street and Parking Areas. Lighting systems for street and parking areas shall include shields to direct light to the roadway surfaces and parking areas. Vertical shields on the light fixtures shall also be used to direct light away from adjacent light sensitive land uses such as residences.</p>	Project Applicant	Prior to operation / occupancy	City of Fresno	
<p>AES – 3: Lighting for Public and Private Facilities. Lighting systems for public and private facilities such as active play areas shall provide adequate illumination for the activity; however, low intensity light fixtures and shields shall be used to minimize spillover light onto adjacent properties.</p>	Project Applicant	Prior to operation / occupancy	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>AES – 4: Lighting for Non-Residential Uses. Lighting systems for nonresidential uses, not including public facilities, shall provide shields on the light fixtures and orient the lighting system away from adjacent properties. Low intensity light fixtures shall also be used if excessive spillover light onto adjacent properties will occur.</p>	Project Applicant	Prior to operation / occupancy	City of Fresno	
<p>AES – 5: Signage Lighting. Lighting systems for freestanding signs shall not exceed 100 foot Lamberts (FT-L) when adjacent to streets which have an average light intensity of less than 2.0 horizontal footcandles and shall not exceed 500 FT-L when adjacent to streets which have an average light intensity of 2.0 horizontal footcandles or greater.</p>	Project Applicant	Prior to operation / occupancy	City of Fresno	
<p>AES – 6: Use of Non-Reflective Materials. Materials used on building facades shall be non-reflective.</p>	Project Applicant	Prior to operation / occupancy	City of Fresno	
Agricultural and Forestry Resources				
<p>AG – 1: Reduce Conflicts Between Urban and Agricultural Uses. In order to reduce potential conflicts between urban and agricultural uses, the following measures shall be implemented:</p> <ul style="list-style-type: none"> • Potential residents shall be notified about possible exposure to agricultural chemicals at the time of purchase / lease of property within the development. • A Right-to-Farm Covenant shall be recorded on each tract map or be made a condition of each tract map to protect continued agricultural practices in the area. • Potential residents shall be informed of the Right-to-Farm Covenant at the time of purchase / lease of property within the development. 	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>Air Quality (Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)</p>				
<p>2.3.1-a: A Fugitive Dust Prevention and Control Plan shall be developed to specify control methods, demonstrate availability of equipment and personnel, and identify the individual authorized to implement prevention measures. The Plan shall comply with the SJVAPCD Regulation VIII- Fugitive Dust Rules. The Plan shall include the following conditions:</p> <ul style="list-style-type: none"> a. All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, or vegetative ground cover. b. All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. c. All land clearing, grubbing, scraping excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing applications of water or by presoaking. d. When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, or maintain at least six inches of freeboard space from the top of the container. e. All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at least once every 24 hours when operations are occurring. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. f. Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively 	<p>Project Applicant</p>	<p>Prior to issuance of grading or building permits</p>	<p>City of Fresno and the SJVAPCD</p>	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.</p> <ul style="list-style-type: none"> g. Traffic speeds on unpaved roads shall be limited to 15 miles per hour. h. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent. i. Excavation and grading activity shall be suspended when winds exceed 20 miles per hour. 				
<p>2.3.1-b: Construction contracts shall include the following provisions:</p> <ul style="list-style-type: none"> a. All construction equipment shall be properly maintained and operated. b. Alternative-fueled construction equipment shall be used if feasible. c. Hours of operation of heavy-duty equipment shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. 	Project Applicant	Prior to issuance of grading or building permits	City of Fresno and the SJVAPCD	
<p>2.3.2-a: The developer shall be responsible for the following measures to be included as a condition of approval on each conditional use permit, tentative tract map, or site plan:</p> <ul style="list-style-type: none"> a. Pedestrian enhancing infrastructure shall be provided and include: sidewalks and pedestrian paths; street trees to shade sidewalks; pedestrian safety designs/infrastructure; street furniture; street lighting; and pedestrian signalization and signage. b. Bicycle enhancing infrastructure shall be provided and include: bikeways/paths connecting to a bikeway system; and secure bicycle parking. 	Project Applicant	Prior to approval of land use entitlement application	City of Fresno and the SJVAPCD	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>c. The project shall either contract with Fresno Area Express (FAX) through the City to provide transit services within the project area, or provide an on-site transit service to off-site FAX transit stations/multimodal centers.</p> <p>d. Transit-enhancing infrastructure shall be provided and include: transit shelters, benches, etc.; street lighting; route signs and displays; and/or bus turnouts/bulbs.</p> <p>e. Park and ride lots and/or satellite telecommuting centers shall be provided in the project area.</p> <p>f. Carpool/vanpool programs shall be implemented, e.g., carpool, ridematching for employees, assistance with vanpool formation, provision of vanpool vehicles, etc.</p> <p>g. On-site shops and services for employees, such as cafeteria, bank/ATM, dry cleaners, convenience market, etc. shall be provided within commercial and office areas.</p> <p>h. A Transportation Demand Management Program shall be established and include: transit, bicycle, pedestrian, traffic flow improvements, transportation system management, rideshare, telecommuting, video conferencing, and other measures to reduce peak hour vehicle trips.</p>				
<p>2.3.2-b: Future construction plans for residential, commercial, office, and public uses shall include:</p> <p>a. solar or low-emission water heaters.</p>	Project Applicant	Prior to issuance of grading or	City of Fresno and the SJVAPCD	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<ul style="list-style-type: none"> b. central water heating systems in commercial areas. c. Open-hearth fireplaces shall require use of natural gas or installation of low-emission, EPA-certified fireplace inserts. 		building permits		
Biological Resources				
<p>BIO – 1: Protect nesting Swainson’s Hawk</p> <ul style="list-style-type: none"> 1. To the extent practicable, construction shall be scheduled to avoid the Swainson’s hawk nesting season, which extends from March through August. 2. If it is not possible to schedule work between September and February, a qualified biologist shall conduct surveys for active Swainson’s hawk nests within 0.5 miles of the Project site following methods developed by the Swainson’s Hawk Technical Advisory Committee (2000). If an active nest is found within 0.5 miles, and the qualified biologist determines that Project activities would disrupt nesting, a construction-free buffer or limited operating period shall be implemented in consultation with the CDFW. The results of the survey shall be submitted to the City of Fresno Planning and Development Department prior to any construction activities. 	Project Applicant	Prior to issuance of grading or building permits	City of Fresno and CDFW	
<p>BIO – 2: Protect nesting burrowing owl</p> <ul style="list-style-type: none"> 1. A qualified biologist shall conduct focused burrowing owl surveys to assess the presence/absence of burrowing owl in accordance with guidelines in the CDFW’s <i>Staff Report on Burrowing Owl Mitigation</i> (CDFG 2012). The results of the survey shall be submitted to the City of 	Project Applicant	Prior to issuance of grading or building permits	City of Fresno and CDFW	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>Fresno Planning and Development Department prior to any construction activities.</p> <p>2. If a burrowing owl or sign of burrowing owl use (e.g., feathers, guano, pellets) is detected on or within 500 feet of the Project site, and the qualified biologist determines that Project activities would disrupt the owl(s), a construction-free buffer, limited operating period, or passive relocation shall be implemented in consultation with the CDFW.</p>				
<p>BIO – 3: Protect Nesting Birds</p> <p>1. To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August.</p> <p>2. If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during Project implementation. A pre-construction survey shall be conducted by a qualified biologist no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas for nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons. The results of the survey shall be submitted to the City of Fresno Planning and Development Department prior to any construction activities.</p>	Project Applicant	Prior to issuance of grading or building permits	City of Fresno and CDFW	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
Cultural Resources				
<p>CUL-1: Should any potentially significant cultural, historical, archaeological or fossil resources be discovered, no further ground disturbance shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. Unanticipated discoveries shall be evaluated for significance by a certified professional archaeologist or paleontologist that meets the Secretary of the Interior’s Professional Qualifications Standards. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; curate materials with recognized scientific or educational repository; and provide a comprehensive final report as required by Senate Bill 18; California Historical Building Code (Title 24, Part 8); California Public Resources Code Sections 5020-5029.5, 5079-5079.65, 5097.9-5097.998, and 5097.98; and California State Health and Safety Code, Section 7050.5, as applicable.</p>	Project Applicant	Prior to issuance of grading or building permits / ongoing	City of Fresno	
<p>CUL-2: If human remains are unearthed during excavation and/or construction activities, all activity shall cease immediately. No further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to PRC Section 5097.98(b). If the human remains are determined to be of Native American decent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains. Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the City shall ensure that the immediate</p>	Project Applicant	During construction	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
vicinity, according to generally accepted cultural or archeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the City has discussed and conferred with the most likely descendants regarding their recommendations.				
<p>Hazards and Hazardous Materials</p> <p>(Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)</p>				
<p>2.10.8-a: Where a storage tank may be located, appropriate sampling shall be performed by a qualified technician to evaluate potential of soil contamination. Removal of tanks and any contaminated soil shall be accomplished consistent with all applicable regulations of Fresno County.</p>	Project Applicant	Prior to building or grading permits	City of Fresno	
<p>Hydrology and Water Quality</p> <p>(Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)</p>				
<p>2.9.1-a: Establish a development fee for the project’s fair share of the City’s surface water treatment plant construction and expansion.</p>	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>2.9.1-c: Technical water supply information shall be submitted which demonstrates residential and commercial uses and corresponding water requirements.</p>	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno	
<p>2.9.1-d: The developer shall commit to plan and maintain on-site recharge basins and lakes to ensure that necessary recharge can be accomplished over the life of the project.</p>	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
<p>2.9.1-e: The developer shall prepare a water master plan for approval by the City in accordance with City requirements.</p>	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
<p>2.9.2-a: New wells shall be placed a minimum of 500 feet from the project boundaries where there is an adjoining proximate off-site well, in order to preclude drawdown in off-site wells due to pumpage of new public supply wells in the project. In addition, new public supply wells on the project site shall include a test well and monitoring of a sufficient number of adjoining proximate off-site</p>	Project Applicant	Ongoing / Prior to approval of land use entitlement	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
wells as determined by the City to determine potential drawdown in the off-site wells. Should adverse effects on adjoining proximate off-site wells be determined, the public supply wells shall be relocated or otherwise mitigated to preclude such adverse impacts.		application and building permits		
2.9.2-b: Locate domestic water wells in accordance with the recommendations contained in the report <i>Groundwater Conditions at the Copper River Ranch</i> , prepared by Kenneth D. Schmidt and Associates, May, 2000.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.2-c: If water yields from adjacent private wells are determined by the City Department of Public Utilities in consultation with the Fresno County Department of Community Health to have been adversely affected by the project, the developer shall improve the private well to standards acceptable to the City, or connect the user to the project water system.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.3-a: Should any existing community water supply well exceed the DBCP MCL as detected in regular monitoring, granular activated carbon treatment or other acceptable technology shall be required to be consistent with CCR Title 22 requirements.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>2.9.3-b: Should any existing community water supply well exceed the uranium MCL as detected in regular monitoring, the contaminated well water shall be blended with other on-site groundwater supplies to reduce the contamination level below the MCL at all times. A State DHS-approved blending program shall be implemented to meet this requirement. The effectiveness of the program shall be supported by on-going monitoring at State-specified frequencies and locations.</p>	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
<p>2.9.3-c: Should other contaminants be identified in the future, remediation shall be resolved in accordance with CCR Title 22 requirements.</p>	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
<p>2.9.4-a: Monitoring groundwater, including nitrogen content, has been proposed as a mitigation measure for this project (see mitigation for groundwater degradation caused by infiltration of diluted treated effluent, in Section 2.8). Measurements shall be taken each calendar quarter by City of Fresno personnel or a qualified consultant. Should the monitoring tests exceed nitrogen standards, a denitrification process shall be started at the wastewater treatment facility. The plant design shall incorporate a denitrification process that shall denitrify the treated effluent to the 10 mg/l total nitrogen level.</p>	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
<p>2.9.6-a: Grading plans shall demonstrate that all areas of irrigated turf or other open space receiving reclaimed water drain away from FMFCD basins, except in extraordinary wet years (10-year frequency storms) when on-site lakes may fill from stormwater and utilize the FMFCD basins.</p>	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
		and building permits		
Hydrology and Water Quality				
<p>HYD – 1: Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation, the Project proponent shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ). The SWPPP shall be designed with Best Management Practices (BMPs) that the RWQCB has deemed as effective at reducing erosion, controlling sediment, and managing runoff. These include: covering disturbed areas with mulch, temporary seeding, soil stabilizers, binders, fiber rolls or blankets, temporary vegetation, and permanent seeding. Sediment control BMPs, installing silt fences or placing straw wattles below slopes, installing berms and other temporary run-on and runoff diversions. These BMPs are only examples of what should be considered and should not preclude new or innovative approaches currently available or being developed. Final selection of BMPs will be subject to approval by City of Fresno and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.</p>	Project Applicant	Prior to issuance of grading or building permits	City of Fresno	
<p>HYD – 2A: The Project will implement the City of Fresno Water Conservation Program, including implementation of the State’s Water Efficient Landscape Ordinance. The California Water Conservation Act mandates a 20 percent reduction in water usage. The Developer will meet the reduction target with measures applicable to new and existing development. Reductions beyond the state mandated 20 percent are possible with the use of building and landscaping water conservation features. The reductions from buildings can be achieved with</p>	Project Applicant	Prior to issuance of grading or building permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
high efficiency toilets, low-flow faucets, and water-efficient appliances such as dishwashers. Water savings from landscaping would be achieved primarily through the use of drought-tolerant landscaping or xeriscaping.				
HYD – 2B: The total Project area considered for water supply requirements consists of an original Project area of 706 acres and new Project area of 109 acres. The City has previously established water supply requirements for the original Project area of 706 acres and memorialized them in a Water Supply Implementation Agreement. For the new Project area, the Developer shall pay the Water Capacity Fee, as specified in the City’s Master Fee Schedule, for all new connections to the City’s water system.	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	
HYD – 3: The Project proponent shall retain a qualified consultant to prepare a drainage / grading plan prior to the issuance of any grading and/or building permit. The design-level analysis shall be prepared to the satisfaction of the City of Fresno and FMFCD.	Project Applicant	Prior to issuance of grading or building permits	City of Fresno	
Land Use and Planning (Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)				
2.1.7-a: The developer shall ensure through the subsequent master permit and associated development plan, that the following measures are incorporated in the design of future plans at the interface with adjacent residential properties: <ul style="list-style-type: none"> • All lots shall back onto the common property line on the northern boundary of the project. • All lots shall be fenced. 	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<ul style="list-style-type: none"> All lots along these common property lines shall include a backyard landscaping plan to provide for continuous screening with evergreen and deciduous trees. 				
<p>Noise (Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)</p>				
<p>2.6.2-a: Site-specific acoustical analyses, conducted by a qualified acoustical consultant, shall be required when actual lot design is proposed and a grading plan is approved, so that noise attenuation measures can be applied based on specific design, including setbacks, sound walls, and location of non-noise sensitive land uses.</p>	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno	
<p>2.6.3-a: The developer shall pay a proportionate share, based on contribution to traffic in 2020 as determined in the project-specific traffic study prepared for projects within Copper River Ranch, of the costs of constructing appropriate noise mitigation on Maple Avenue between International Avenue and Copper Avenue. Noise improvements shall be installed, as necessary, to reduce outdoor levels to 60 dBL or lower.</p>	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno	
<p>2.6.4-a: Site-specific acoustical analysis, conducted by a qualified acoustical consultant, shall be required when actual design and a grading plan is approved, so that abatement measures can be applied based on specific design, including setbacks, sound walls, and location of non-noise sensitive land uses.</p>	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
		and building permits		
Noise				
<p>NOI – 1:</p> <ul style="list-style-type: none"> Per the City of Fresno Municipal Code, construction activities should not occur outside the hours of 7:00 a.m. to 10:00 p.m. Monday through Saturday and all day on Sunday. All construction equipment shall be properly maintained and muffled as to minimize noise generation at the source. Noise-producing equipment shall not be operating, running, or idling while not in immediate use by a construction contractor. All noise-producing construction equipment shall be located and operated, to the extent possible, at the greatest possible distance from any noise-sensitive land uses. Locate construction staging areas, to the extent possible, at the greatest possible distances from any noise-sensitive land uses. Signs shall be posted at the construction site and near adjacent sensitive receptors displaying hours of construction activities and providing the contact phone number of a designated noise disturbance coordinator. 	Project Applicant	Ongoing / during construction	City of Fresno	
<p>Public Services (Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)</p>				
<p>2.10.1-a: The developer shall ensure through the subsequent master use permit and associated development plan, that a site for a “community service center” is provided within the project acceptable to the Fresno Police and Fire Departments.</p>	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>2.10.1-b: Maximize visibility and natural surveillance abilities through the placement and design of physical features including building orientation, windows, entrances and exits, parking lots, walkways, guard gates, low-maintenance landscaping (trees and shrubs), fences or walls, signage and any other physical obstructions.</p>	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	
<p>2.10.1-c: Implement design features to clearly identify public/private spaces and to facilitate natural access control and territorial reinforcement, to include, but not limited to, the following measures:</p> <ul style="list-style-type: none"> • Identify public entrances and exits through the implementation of sidewalks, pavement, lighting and landscaping to clearly guide the public. • Discourage/prevent public access to and from dark and/or unmonitored areas through the use of fences, walls or landscaping. • All residential and commercial addresses shall be clearly visible from the street and shall be illuminated. • Incorporate access control, including parking lot barriers, fenced rear and side yards, and entry telephones for gated neighborhoods. • Implement exterior nighttime lighting of display areas, parking lots, walkways, entrances and exits. These areas shall be illuminated, at a minimum, one-half hour after sunset and one-half hour before sunrise during hours of operation. • Incorporate measures that provide off-street parking to discourage auto-related crimes, graffiti-resistant paints and surfaces, and view fences. 	Project Applicant	Prior to approval of land use entitlement application or issuance of building permits	City of Fresno	
<p>2.10.1-d: The Fresno Police Department shall be consulted during site planning and subdivision design to ensure that adequate provisions acceptable to the Police Department for crime prevention are designed into the project.</p>	Project Applicant	Prior to issuance of grading or building permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>2.10.2-a: The geometric sections of all interior roads shall, at a minimum, be improved to City of Fresno standards to adequately provide for emergency vehicles. Any deviations from the standards shall be accomplished through modifications or exceptions requested at the Vesting Tentative Subdivision Map or site plan review stage.</p>	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	
<p>2.10.2-b: A water supply and distribution system, including fire hydrants, shall be designed and constructed to meet the adopted fire protection standards of the City of Fresno.</p>	Project Applicant	Prior to issuance of grading or building permits	City of Fresno	
<p>2.10.2-c: All residential and commercial development shall be provided with fire control systems as required by Fresno Fire Department regulations. The tertiary wastewater treatment facility shall also be provided with a fire control system.</p>	Project Applicant	Prior to issuance of grading or building permits	City of Fresno	
<p>2.10.9-a: Following consultation with the developer, PG&E shall provide written verification to the City of Fresno that the Project is phased in keeping with the availability of electric and gas services.</p>	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno and PG&E	
<p>Public Services</p>				
<p>PUB-1: The Project Applicant shall pay development impact fees for police, fire, schools, recreation and other public services as determined by the City of Fresno.</p>	Project Applicant	Prior to issuance of grading or	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>REC – 1: A minimum of 28.8 acres of park space shall be provided within the Copper River Ranch Project. As shown on Figure 3.16-1, the ponding basin is notated as future (optional) open space. Should the ponding basin not be utilized for open space, an alternative location(s) must be provided elsewhere within the Copper River Ranch development in a location(s) approved by the Planning and Development Department.</p>	Project Applicant	building permits Prior to approval of land use entitlement application	City of Fresno	
<p>Recreation (Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)</p>				
<p>2.10.5-b: Road improvements shall be made to adequately accommodate vehicle traffic that shall be generated by the parks, recreation and open space uses within the project.</p>	Project Applicant	Prior to issuance of grading or building permits	City of Fresno	
<p>Recreation</p>				
<p>REC – 1: A minimum of 28.8 acres of park space shall be provided within the Copper River Ranch Project. As shown on Figure 3.16-1, the ponding basin is notated as future (optional) open space. Should the ponding basin not be utilized for open space, an alternative location(s) must be provided elsewhere within the Copper River Ranch development in a location(s) approved by the Planning and Development Department.</p>	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	
<p>Transportation (Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)</p>				

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>2.2.1-a: If the project is found to trigger a capacity improvement, which otherwise would not be required under the no-project scenario, the project will be required to fully fund (100 percent) of the improvement. Subsequent project-specific studies will determine the need and feasibility of the improvement.</p>	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	
<p>2.2.1-c: Establish a Transportation Demand Management Program that provides incentives for people both living and working in the project area to utilize some sort of commute alternative such as walking, bicycling, carpool/vanpool, transit, and flex-scheduling.</p>	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	
<p>Transportation</p>				
<p>TRA-1: The Project shall pay into applicable transportation fee programs. These include a Fresno Major Street Impact Fee (FMSI), a Traffic Signal Mitigation Impact Fee (TSMI) and a Regional Transportation Mitigation Fee (RTMF). The FMSI Fee will be calculated and assessed during the building permit process. The RTMF will be calculated and assessed by Fresno COG.</p>	Project Applicant	Prior to approval of land use entitlement application or issuance of building permits	City of Fresno	
<p>TRA-2: The Project will be responsible for paying its fair share cost percentages and/or constructing the recommended improvements identified in the Cumulative Year 2035 With Project Scenario subject to reimbursement for the costs that are in excess of the Project’s equitable responsibility as determined by the City. This will be itemized and enforced through conditions of approval or a development agreement, at the discretion of the City, prior to Project implementation. The following are the required improvements:</p>	Project Applicant	Prior to approval of land use entitlement application or issuance of building permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<ul style="list-style-type: none"> • Friant Road / Willow Avenue <ul style="list-style-type: none"> ○ Install a roundabout or signalize the intersection as preferred by the County of Fresno. The County of Fresno has indicated that roundabouts are not permitted in County right-of-way. Although signal warrants are not met for this intersection under the cumulative Year 2035 analysis, it is likely that future improvements at this intersection will include a traffic signal. Therefore, signalization of this intersection when signal warrants are met is the preferred mitigation. • Willow Avenue / Alicante Drive <ul style="list-style-type: none"> ○ Signalize the intersection with protective left-turn phasing in all directions. • Willow Avenue / Copper Avenue <ul style="list-style-type: none"> ○ Add a second eastbound left-turn lane; ○ Add a second eastbound through lane; ○ Add a second westbound left-turn lane; ○ Modify the westbound through-right lane to through lane; ○ Add a second westbound through lane; ○ Add a westbound right-turn lane; ○ Add a second northbound left-turn lane; ○ Modify the northbound through-right lane to a through lane; ○ Add a second northbound through lane with a receiving lane north of Copper Avenue; ○ Add a northbound right-turn lane; ○ Add a second southbound left-turn lane; and ○ Modify the traffic signal to accommodate the added lanes. 				

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<ul style="list-style-type: none"> ● Peach Avenue / Copper Avenue <ul style="list-style-type: none"> ○ Add an eastbound right-turn lane; ○ Modify the eastbound through-right lane to a through lane; ○ Add a westbound left-turn lane; ○ Modify the westbound left-through lane to a through lane; and ○ Add a two-way left-turn lane on the west leg of Peach Avenue. ● Auberry Road / Copper Avenue <ul style="list-style-type: none"> ○ Add a westbound right-turn lane; ○ Modify the westbound through-right lane to a through lane; and ○ Modify the traffic signal to accommodate the added lanes. ● Chestnut Avenue / Behymer Avenue <ul style="list-style-type: none"> ○ Signalize the intersection with protective left-turn phasing in all directions. 				
<p>TRA-3: The Project shall incorporate (or take credit for) the following design features to reduce Project-related VMT:</p> <ul style="list-style-type: none"> ● Incorporate bike lane street design (on-site) <ul style="list-style-type: none"> ○ Within the Project, Class II Bikeways exist along portions of Alicante Drive between Via Livorno Lane and approximately 1,600 feet west of Crest View Drive, Clubhouse Drive between Alicante Drive and Queensberry Avenue, Copper River Drive between Friant Road and Maple Avenue and Cedar Avenue between Copper River Drive and Copper Avenue. It is recommended that the Project implement Class II Bikeways within the Project along the remaining lengths of Alicante Drive and Winery Avenue/Road 'G'. 	Project Applicant	Prior to approval of land use entitlement application or issuance of building permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<ul style="list-style-type: none"> • Orient project towards transit, bicycle and pedestrian facilities <ul style="list-style-type: none"> ○ This measure applies if a Project is oriented towards a planned or existing transit, bicycle or pedestrian corridor. ○ This Project has connections to Class I and Class II Bikeways in the vicinity of the Project along Copper Avenue, Willow Avenue and Shepherd Avenue. Connections also exist to the nearby Lewis S. Eaton Trail and the Fresno-Clovis Rail-Trail. ○ Additionally, all major street improvements have been designed to accommodate transit. • Provide pedestrian network improvements <ul style="list-style-type: none"> ○ This mitigation measure provides that all the internal components of a Project are connected with each other and the larger off-site network via pedestrian paths to encourage people to walk instead of drive. ○ Within the Project site, pedestrian sidewalks exist along built out portions of Alicante Drive, Clubhouse Drive, Copper River Drive, Cedar Avenue and Maple Avenue. ○ Adjacent to the Project site, a Class I Bike Path exists along Copper Avenue between Friant Road and Chestnut Avenue. In the vicinity of the Project site, pedestrian sidewalks exist along portions of Friant Road, Willow Avenue, Copper Avenue, Millbrook Avenue, Cedar Avenue, Maple Avenue, Chestnut Avenue, Olympic Avenue, International Avenue, Behymer Avenue, Sommerville Drive, Audubon Drive, Fresno Street, Blackstone Avenue and Nees Avenue. ○ Connections also exist to the nearby Lewis S. Eaton Trail and the Fresno-Clovis Rail-Trail via a Class I Bike Path on Copper Avenue. 				

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<ul style="list-style-type: none"> • Increase destination accessibility <ul style="list-style-type: none"> ○ This mitigation is measured in terms of the number of jobs or other attractions reachable within a given travel time. In this case, it is measured to the downtown Fresno area approximately 11.75 miles away. • Provide traffic calming measures <ul style="list-style-type: none"> ○ There are four existing roundabouts and three proposed roundabouts within the Project. The four existing roundabouts are located at the intersections of Alicante Drive and Copper River Drive, Alicante Drive and Clubhouse Drive, Crest View Drive and Alicante Drive and Maple Avenue and Copper River Drive. The three proposed roundabouts are located at the future intersections of Road 'G' and New Willow Access Road, Road 'G' and Alicante Drive and Alicante Drive and future internal road. These proposed roundabouts will be completed with the construction of the Project and its internal roads. ○ Internal roadways are existing with and proposed to contain marked crosswalks, raised median islands, planter strips with street trees and curves. On-street parking and/or NEV lanes exist on stretches of internal roadways as well. • Increase mix of uses within the project or within the project’s surroundings <ul style="list-style-type: none"> ○ The Project consists of multiple land uses as noted in the trip generation in Table 3.17-3. Included in the land uses are park-n-ride lot, single-family detached housing with multiple densities, apartments, city parks and commercial components. • Located project near bike path / bike lane 				

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<ul style="list-style-type: none"> ○ The Project has several existing bike paths and lanes in the vicinity. For example, Class II Bikeways exist along portions of Friant Road, Millbrook Avenue, Cedar Avenue, Maple Avenue, Chestnut Avenue, Willow Avenue, Olympic Avenue, International Avenue, Behymer Avenue, Sommerville Drive, Audubon Drive, Fresno Street and Nees Avenue. Similarly, Class I Bikeways exist along portions of Friant Road, Copper Avenue, Willow Avenue, Audubon Drive, Fresno Street and Nees Avenue. Connections also exist to the nearby Lewis S. Eaton Trail and the Fresno-Clovis Rail-Trail via a Class I Bike Path on Copper Avenue. ○ In addition to this, it was recommended that the Project implement Class I Bikeways along its frontages to Copper Avenue and Willow Avenue. Similarly, it is recommended that the Project implement Class II Bikeways along its frontage to Willow Avenue, Copper Avenue, Alicante Drive and Road "G". ● Existing park-and-ride lot <ul style="list-style-type: none"> ○ This park-and-ride lot contains 23 parking spots and is located on the southeast corner of Friant Road and Copper Avenue. 				
<p>Utilities and Service Systems</p> <p>(Mitigation Measures from the 2003 FEIR that continue to be applicable to the Proposed Project)</p>				
<p>2.8.1-a: The developer shall construct and/or pay for all facilities necessary to accommodate the impact of connection to the City sewer system and associated wastewater treatment.</p>	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
		and building permits		
<p>2.8.1-b: The design of necessary collection system improvements is subject to approval by the City. All reasonable effort will be made by the developer and the City to design and stage facilities to maximize value and minimize cost.</p>	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno	
<p>2.8.1-d: Treated effluent from the proposed wastewater treatment facility (recycled water) shall be re-used by the project. Land application of recycled water shall be subject to the approval of the City of Fresno and appropriate County and State agencies.</p>	Project Applicant	Ongoing / Prior to approval of land use entitlement application	City of Fresno	
<p>2.8.2-a: Reclaimed water shall be utilized for golf course or landscape irrigation in designated open space areas. These sites shall be fully described and approved by the RWQCB as part of the preliminary discharge permit and it must be shown by soil testing by a qualified engineer that the sites are capable of handling the entire planned disposal flow.</p>	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
<p>2.8.2-b: The spray irrigation system shall be operated so as to minimize contact with the public. Irrigation shall be scheduled for times when the areas are not in use and all irrigation piping shall be clearly marked as not for potable use. The</p>	Project Applicant	Ongoing / Prior to approval of	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>system shall be operated to minimize aerosols, ponding, and runoff of reclaimed water. Operation of the irrigation system by City of Fresno personnel shall be in accordance with guidelines established by DHS.</p>		<p>land use entitlement application and building permits</p>		
<p>2.8.2-c: Separation of the reclaimed effluent distribution system and the potable water distribution system shall be assured through use of color-coded pipe. Effluent pipelines and hardware shall be appropriately labeled, and backflow prevention devices may be required where a potential cross connection may exist. Minimum separation of potable water and reclaimed water lines shall be as prescribed by City of Fresno and State of California standards.</p>	<p>Project Applicant</p>	<p>Ongoing / Prior to approval of land use entitlement application and building permits</p>	<p>City of Fresno</p>	
<p>2.8.3-a: The developer shall participate in any necessary collection system enhancements subject to full and satisfactory mitigation by the developer of all potentially significant impacts identified by the City of Fresno Department of Public Utilities.</p>	<p>Project Applicant</p>	<p>Ongoing / Prior to approval of land use entitlement application and building permits</p>	<p>City of Fresno</p>	
<p>2.8.3-b: The developer shall be responsible for all wastewater facility and trunk fees necessary to accommodate the sludge loading.</p>	<p>Project Applicant</p>	<p>Ongoing / Prior to approval of land use entitlement application</p>	<p>City of Fresno</p>	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
		and building permits		
<p>2.8.4-d: Annual nutrient summaries shall be prepared for all turf areas served with reclaimed water. The summaries shall evaluate the needs of the turf, the amount of nutrients applied, and any supplemental fertilizers applied. The amount of treated effluent applied shall be adjusted based on the turf nutrient requirements.</p>	Project Applicant	Ongoing / Annually	City of Fresno	
<p>2.8.5-a: The developer shall be responsible for the following mitigation measure to be included as a condition of approval of the conditional use permit for the wastewater treatment plant:</p> <ul style="list-style-type: none"> Monitoring groundwater, including nitrogen content, has been proposed as a mitigation measure for this project (see above mitigation for groundwater degradation caused by infiltration of diluted treated effluent). Measurements shall be taken each calendar quarter by City of Fresno personnel or a qualified consultant. Should the monitoring tests exceed nitrogen standards, a denitrification process shall be started at the wastewater treatment facility. The plant design shall incorporate a denitrification process that shall denitrify the treated effluent to the 10 mg/l total nitrogen level. 	Project Applicant	Ongoing / Quarterly	City of Fresno	
<p>2.9.1-a: Establish a development fee for the project’s fair share of the City’s surface water treatment plant construction and expansion.</p>	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>2.9.1-c: Technical water supply information shall be submitted which demonstrates residential and commercial uses and corresponding water requirements.</p>	Project Applicant	Prior to approval of land use entitlement application and building permits	City of Fresno	
<p>2.9.1-d: The developer shall commit to plan and maintain on-site recharge basins and lakes to ensure that necessary recharge can be accomplished over the life of the project.</p>	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
<p>2.9.1-e: The developer shall prepare a water master plan for approval by the City in accordance with City requirements.</p>	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
<p>2.9.2-a: New wells shall be placed a minimum of 500 feet from the project boundaries where there is an adjoining proximate off-site well, in order to preclude drawdown in off-site wells due to pumpage of new public supply wells in the project. In addition, new public supply wells on the project site shall include a test well and monitoring of a sufficient number of adjoining proximate off-site</p>	Project Applicant	Ongoing / Prior to approval of land use entitlement	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
wells as determined by the City to determine potential drawdown in the off-site wells. Should adverse effects on adjoining proximate off-site wells be determined, the public supply wells shall be relocated or otherwise mitigated to preclude such adverse impacts.		application and building permits		
2.9.2-b: Locate domestic water wells in accordance with the recommendations contained in the report <i>Groundwater Conditions at the Copper River Ranch</i> , prepared by Kenneth D. Schmidt and Associates, May, 2000.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.2-c: If water yields from adjacent private wells are determined by the City Department of Public Utilities in consultation with the Fresno County Department of Community Health to have been adversely affected by the project, the developer shall improve the private well to standards acceptable to the City, or connect the user to the project water system.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
2.9.3-a: Should any existing community water supply well exceed the DBCP MCL as detected in regular monitoring, granular activated carbon treatment or other acceptable technology shall be required to be consistent with CCR Title 22 requirements.	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
<p>2.9.3-b: Should any existing community water supply well exceed the uranium MCL as detected in regular monitoring, the contaminated well water shall be blended with other on-site groundwater supplies to reduce the contamination level below the MCL at all times. A State DHS-approved blending program shall be implemented to meet this requirement. The effectiveness of the program shall be supported by on-going monitoring at State-specified frequencies and locations.</p>	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
<p>2.9.3-c: Should other contaminants be identified in the future, remediation shall be resolved in accordance with CCR Title 22 requirements.</p>	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
<p>2.9.4-a: Monitoring groundwater, including nitrogen content, has been proposed as a mitigation measure for this project (see mitigation for groundwater degradation caused by infiltration of diluted treated effluent, in Section 2.8). Measurements shall be taken each calendar quarter by City of Fresno personnel or a qualified consultant. Should the monitoring tests exceed nitrogen standards, a denitrification process shall be started at the wastewater treatment facility. The plant design shall incorporate a denitrification process that shall denitrify the treated effluent to the 10 mg/l total nitrogen level.</p>	Project Applicant	Ongoing / Prior to approval of land use entitlement application and building permits	City of Fresno	
<p>2.9.6-a: Grading plans shall demonstrate that all areas of irrigated turf or other open space receiving reclaimed water drain away from FMFCD basins, except in extraordinary wet years (10-year frequency storms) when on-site lakes may fill from stormwater and utilize the FMFCD basins.</p>	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
		and building permits		
Utilities and Service Systems				
<p>HYD – 2A: The Project will implement the City of Fresno Water Conservation Program, including implementation of the State’s Water Efficient Landscape Ordinance. The California Water Conservation Act mandates a 20 percent reduction in water usage. The Developer will meet the reduction target with measures applicable to new and existing development. Reductions beyond the state mandated 20 percent are possible with the use of building and landscaping water conservation features. The reductions from buildings can be achieved with high efficiency toilets, low-flow faucets, and water-efficient appliances such as dishwashers. Water savings from landscaping would be achieved primarily through the use of drought-tolerant landscaping or xeriscaping.</p>	Project Applicant	Prior to issuance of grading or building permits	City of Fresno	
<p>HYD – 2B: The total Project area considered for water supply requirements consists of an original Project area of 706 acres and new Project area of 109 acres. The City has previously established water supply requirements for the original Project area of 706 acres and memorialized them in a Water Supply Implementation Agreement. For the new Project area, the Developer shall pay the Water Capacity Fee, as specified in the City’s Master Fee Schedule, for all new connections to the City’s water system.</p>	Project Applicant	Prior to approval of land use entitlement application	City of Fresno	