

Exhibit L-5

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	

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<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	

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<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>	

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stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant. 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.				
2.3.1-b: Construction contracts shall include the following provisions: 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	
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: 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	

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<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	

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<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	

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<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	

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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	

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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	

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<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	

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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	

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<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	

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		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	

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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	

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<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	

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		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	

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<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	

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<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	

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<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>				

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<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	