


May 4, 2016

APPROVED BY


DEPARTMENT DIRECTORFROM: MIKE SANCHEZ, Assistant Director
Development and Resource Management Department THROUGH: WILL TACKETT, Supervising Planner
Development Services Division BY: ISRAEL TREJO, Planner
Development Services Division **SUBJECT:**

Consideration of Vesting Tentative Tract Map No. 6110/UGM, Conditional Use Permit Application No. C-16-009 and Addendum to Environmental Assessment No. A-15-002/R-15-009/C-15-167/T-6108, for property located on the southeast corner of East Shields and North Bliss Avenues.

1. **APPROVE** the Addendum as related to the Mitigated Negative Declaration as prepared for Environmental Assessment No. A-15-002/R-15-009/C-15-167/T-6108 dated November 25, 2015.
2. **APPROVE** Conditional Use Permit Application No. C-16-009 subject to compliance with the Conditions of Approval dated May 4, 2016.
3. **APPROVE** Vesting Tentative Tract Map No. 6110/UGM subject to compliance with the Conditions of Approval dated May 4, 2016.

EXECUTIVE SUMMARY

Gary Giannetta, on behalf of Fowler Development Company Inc., has filed Vesting Tentative Tract Map No. 6110/UGM and Conditional Use Permit No. C-16-009, pertaining to approximately 14.37 net acres of property located on the southeast corner of East Shields and North Bliss Avenues. Vesting Tentative Tract Map No. 6110/UGM is a proposal to subdivide the subject property into a 136 lot single-family residential subdivision. Conditional Use Permit No. C-16-009 proposes a gated development with private streets and modified property development standards. The subject property is located within the Fresno General Plan and the McLane Community Plan, both plans designate the subject site for medium density residential (5.00 to 12.00 dwelling units per acre) planned land uses. Vesting Tentative Tract Map No. 6110/UGM proposes a 136 lot single-family residential subdivision on approximately 14.37 acres at a density of 9.46 dwelling units per acre. Thus, the subject applications are consistent with the planned land use and zoning approved for the project site and will implement the goals, objectives, and policies of the Fresno General Plan and the McLane Community Plan.

PROJECT INFORMATION

PROJECT	A 136 lot, single-family residential subdivision to be developed at a density of 9.46 dwelling units per acre. The project proposes to develop single-family residences with modified property development standards, including, lot size, lot coverage and yard setback requirements
APPLICANT	Gary Giannetta on behalf of Fowler Development Company Inc.
LOCATION	Located on the southeast corner of East Shields and North Bliss Avenues (Council District 4, Councilmember Caprioglio)
SITE SIZE	Approximately 14.37 net acres
LAND USE	Existing - Vacant Proposed - Single-family residential
ZONING	Existing - RS-5/UGM (<i>Single-Family Residential/Urban Growth Management</i>) Proposed- No change
PLAN DESIGNATION AND CONSISTENCY	The proposed 136 lot single-family residential subdivision is consistent with the Fresno General Plan and McLane Community Plan designation of the site for medium density residential planned land uses
ENVIRONMENTAL FINDING	Addendum to the Mitigated Negative Declaration as prepared for Environmental Assessment No. A-15-002/R-15-009/C-15-167/T-6108 dated November 25, 2015
PLAN COMMITTEE RECOMMENDATION	The Council District 4 Plan Implementation Committee recommended approval of the project on April 25, 2016, by a vote of 4 to 0
STAFF RECOMMENDATION	Approve the vesting tentative tract map and conditional use permit applications subject to compliance with the Conditions of Approval for 6110/UGM and for C-16-009 dated May 4, 2016

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium Low Density Residential	RS-4/UGM Single-Family Residential/Urban Growth Management	Single-Family Residential
East	Business Park Employment & Medium Density Residential	BP & RS-5/UGM <i>Business Park & Single-Family Residential/Urban Growth Management</i>	Vacant
South	Medium Density Residential	RS-4/UGM Single-Family Residential/Urban Growth Management	Vacant
West	Business Park Employment & Light Industrial Employment	BP & IL/UGM <i>Business Park & Light Industrial/Urban Growth Management</i>	Vacant

ENVIRONMENTAL FINDING

An environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations.

Preparation of the environmental assessment necessitated a thorough review of the proposed project and relevant environmental issues and considered previously prepared environmental and technical studies pertinent to the McLane Community Plan area, including the Fresno General Plan Master Environmental Impact Report (MEIR SCH No. 2012111015). These environmental and technical studies have examined projected sewage generation rates of planned urban uses, the capacity of existing sanitary sewer collection and treatment facilities, and optimum alternatives for increasing capacities; groundwater aquifer resource conditions; water supply production and distribution system capacities; traffic carrying capacity of the planned major street system; and, student generation projections and school facility site location identification.

The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is not fully within the scope of the Master Environmental Impact Report (MEIR) prepared for the Fresno General Plan (SCH # 2012111015) as provided by the CEQA, as codified in the Public Resources Code (PRC) Section 21157.1(d) and the CEQA Guidelines Section 15177(c).

Therefore, the Development and Resource Management Department proposes to adopt an addendum as related to the Mitigated Negative Declaration as prepared for Environmental Assessment No. A-15-002/R-15-009/C-15-167/T-6108 dated November 25, 2015, stating that the proposed Vesting Tentative Tract Map No. 6110/UGM and Conditional Use Permit Application No. C-16-009 has been adequately addressed through this environmental document.

The subject property is proposed to be developed at an intensity and scale that is permitted by the Medium Density Residential (5.00 to 12.00 dwelling units per acre) planned land use designation for the subject site as allowed pursuant to section 66474.2 of the Subdivision Map Act. Thus, the subdivision of the subject property in accordance with Vesting Tentative Tract Map No. 6110 and Conditional Use Permit No. C-16-009 will not facilitate an additional intensification of uses beyond that which already exists or would be allowed by the above-noted planned land use designation. Moreover, it is not expected that the future development will adversely impact existing city service systems or the traffic circulation system that serves the subject property. These infrastructure findings have been verified by the Public Works and Public Utilities Departments.

It has been further determined that all applicable mitigation measures identified within the Fresno General Plan MEIR have been applied to the project, together with project specific mitigation measures necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts and irreversible significant effects beyond those identified by MEIR as provided by CEQA Section 15178(a). In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), staff has determined that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment and that the preparation of an addendum to the mitigated negative declaration is appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15164, 15178(b)(1) and (2).

Based upon the attached environmental assessment and with the project specific mitigation imposed, staff has determined that there is no substantial evidence in the record that the project may have a significant direct, indirect or cumulative effects on the environment and has prepared a draft mitigated negative declaration for this project. A public notice of the attached mitigated negative declaration finding for Environmental Assessment Application No. A-15-002/R-15-009/C-15-167/T-6108 was published on November 25, 2015 with no comments or appeals received to date.

BACKGROUND / ANALYSIS

Gary Giannetta, on behalf of Fowler Development Company Inc., has filed Vesting Tentative Tract Map No. 6110/UGM and Conditional Use Permit No. C-16-009, pertaining to approximately 14.37 net acres of property located on the southeast corner of East Shields and North Bliss Avenues. Vesting Tentative Tract Map No. 6110/UGM is a proposal to subdivide the subject property into a 136 lot single-family residential subdivision. Conditional Use Permit No. C-16-009 proposes a gated development with private streets and modified property development standards. The subject property is located within the Fresno General Plan and the McLane Community Plan, both plans designate the subject site for medium density residential (5.00 to 12.00 dwelling units per acre) planned land uses. Vesting Tentative Tract Map No. 6110/UGM proposes a 136 lot single-family residential subdivision on approximately 14.37 acres at a density of 9.46 dwelling units per acre. Thus, the subject applications are consistent with the planned land use and zoning approved for the project site and will implement the goals, objectives, and policies of the Fresno General Plan and the McLane Community Plan.

Previously Approved Applications

On December 16, 2015, the Fresno City Planning Commission recommended approval of Plan Amendment Application No. A-15-002, which, in part, proposed to amend the Fresno General Plan and McLane Community Plan from the Urban Neighborhood Residential to the Medium Density Residential planned land use designation. Additionally, on the same day, the Planning Commission recommended approval of Rezone Application No. R-15-009, which, in part, proposed to rezone the subject property from the C-M/UGM/cz (*Commercial and Light Manufacturing District/Urban Growth Management/conditions of zoning*) zone district to the RS-5/UGM (*Single Family Residential/Urban Growth Management*) zone district. Both of the above noted above applications were approved by the Fresno City Council on February 4, 2016.

Conditional Use Permit Application (CUP)

In addition to submitting a vesting tentative tract map, the applicant has submitted Conditional Use Permit Application No. C-16-009. Pursuant to Chapter 15, Article 59 of the FMC, a CUP is required in order to create a planned development.

As part of the CUP, an applicant may request a modification of development standards. Conditional Use Permit Application No. C-16-009 is a request to establish a gated private street Planned Development, which proposes to establish modified property development standards, including, lot coverage and yard setback requirements.

Streets and Access Points

The Public Works Department, Traffic Engineering Division has reviewed the proposed project and potential traffic related impacts for the proposed applications and has determined that the streets adjacent to and near the subject site will be able to accommodate the quantity and kind of traffic which may be potentially generated subject to the requirements stipulated within the memoranda from the Traffic Engineering Division dated April 7 & 28, 2016. These requirements generally include: (1) The provision of a minimum two points of vehicular access to major streets for any phase of the development; (2) Street improvements, (including, but not limited to,

construction of concrete curbs, gutters, pavement, underground street lighting systems; and, (3) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee, and the Fresno Major Street Impact (FMSI) Fee.

The applicant is proposing to create a planned development to be served by private streets. There will only be one general entrance and exit at the site; the access point at the southern edge of the property is an Emergency Vehicle Access (EVA) point which will be utilized by emergency services only.

Community Plan Citizen Committee

The Council District 4 Plan Implementation Committee recommended approval of the project on April 25, 2015, by a vote of 4 to 0.

Public Services

Sewer

The City of Fresno currently does not own capacity in the Fowler Avenue Trunk Sewer line north of Tulare Avenue; however, the City has negotiated a temporary exchange and interim use of capacity owned by the City of Clovis in the Fowler Avenue Trunk Sewer. This exchange of capacity is conditioned upon Fresno replacing Clovis' capacity with capacity in future facilities agreeable to Clovis and at a cost yet to be determined. Sewer facilities are available to the site subject to the conditions listed in the memoranda dated March 1, 2016.

Water

The nearest water mains to serve the proposed project are a 12-inch main located in North Bliss Avenue and a 16-inch main located in East Shields Avenue. Water facilities are available to provide service to the site subject to the conditions listed in the memoranda dated March 24, 2016.

FMFCD

The Fresno Metropolitan Flood Control District (FMFCD) has indicated that this project can be accommodated by the district. The project applicant shall comply with the FMFCD requirements as detailed in its memorandum dated March 3, 2016.

Notice of Planning Commission Hearing

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

LAND USE PLANS AND POLICIES

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

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

Goal No. 8 of the Fresno General Plan encourages the development of Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.

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

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

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

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

Planned Development Findings

Conditional Use Permit Application No. C-16-009 proposes the development of a 136 lot single family residential planned development. The planned development will provide modified property development standards. Based upon analysis of the conditional use permit application and subject to the applicant's compliance with the Conditions of Approval dated May 4, 2016, staff concludes that the following required findings of Section 15-5905 of the Fresno Municipal Code can be made.

1. The proposed development is consistent with the General Plan, any applicable operative plan, and adopted policies, including the density and intensity limitations that apply; and,

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

2. The subject site is physically suitable for the type and intensity of the land use being proposed; and,

The site is vastly surrounded by residential uses and is developed at an allowable density under the Fresno General Plan.

3. Adequate transportation facilities, utilities, and public services exist or will be provided, in accord with the conditions of PD approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of public services so as to be a detriment to public health, safety, or welfare; and,

The nearest bus route is Route 45 of the Fresno Area Express (FAX) Bus System which crosses the intersection of Fowler and Shields Avenues, which is roughly 750' away from the subject property. The project is not proposed in size or scope which would result in a reduction of public services so as to be a detriment to public health, safety, or welfare

4. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area; and,

The staff of the Development and Resource Management Department has determined that the proposed use will not have a substantial adverse effect on surrounding land uses if developed in accordance with the various conditions/requirements established through the related tentative tract map application review and conditional use permit application review process.

5. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation, and/or substantial public benefit. In making this determination, the following factors should be considered: (a) Appropriateness of the use(s) at the proposed location, (b) The mix of uses, housing types, and housing price levels, (c) Provision of infrastructure improvements, (d) Provision of open space. For example, a greater amount of open space than would otherwise be provided under the strict application of this code, (e) Connectivity to public trails, schools, etc., (f) Compatibility of uses within the development area, (g) Creativity in design and use of land, (g) Quality of design, and adequacy of light and air to the interior spaces of the buildings, (h) Overall contribution to the enhancement of neighborhood character and to the built and natural environment of Fresno in the long term.

The subject property is planned and zoned for residential uses. The subject application proposes a development that would bring a mix of housing types to the predominantly conventional single-family residential subdivisions in the area. The small lot subdivision may also provide a difference in housing price levels compared to the traditional subdivision. The project will be required to construct appropriate infrastructure. The applicant is proposing an outlot that will contain a swimming pool and open space area. Additionally, each of the proposed lots are proposing a minimum 17 foot long back yard area. The project will provide some interior sidewalks and will be required to construct sidewalks along the abutting streets. The site is surrounded by residential uses to the north and south, while the property to the east is planned for a business park; the site is

bounded by a street to the west which provides a setback to the abutting land uses (business park and light industrial). The subject property is an infill piece of land and a planned development may provide the highest and best use of the land. The applicant has submitted elevations of the proposed buildings which will allow for adequate light and air to the interior spaces. The proposed development (a gated private street development) would contribute to the neighborhood since there are no similar developments in the area.

Conditional Use Permit Application Findings

Conditional Use Permit Application No. C-16-009 proposes the development of a 136 lot single family residential planned development. The planned development will provide modified property development standards. Based upon analysis of the conditional use permit application and subject to the applicant's compliance with the Conditions of Approval dated May 4, 2016, staff concludes that the following required findings of Section 15-5306 of the Fresno Municipal Code can be made.

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Code and all other chapters of the Municipal Code; and,

Conditional Use Permit Application No. C-16-009 will comply with all applicable codes, including, landscaping, walls, etc., given that the special conditions of project approval will ensure that all conditions are met.

2. The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted; and,

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

3. The proposed use will not be substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements, and;

The Development and Resource Management Department has determined that the proposed use will not be detrimental to the public welfare or be injurious to property or improvements in the area in which the property is located if developed in accordance with the various conditions/requirements established through the related tentative tract map application review and conditional use permit application review process.

4. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity, and;

The site is vastly surrounded by residential uses and is developed at an allowable density under the Fresno General Plan.

5. The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.

The site is vastly surrounded by residential uses and is developed at an allowable density under the Fresno General Plan; and the project must comply with applicable codes, including, landscaping, walls, etc., and conditions from other City Departments and outside agencies.

Vesting Tentative Tract Map Findings pursuant to the FMC

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

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

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

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

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

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

Water facilities are available to provide service to the site subject to the conditions listed in the memoranda dated March 24, 2016.

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

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

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

The project is not located within a flood prone area.

Vesting Tentative Tract Map Findings

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

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

1. The proposed subdivision map, together with its design and improvements, is consistent with the City's General Plan and the McLane Community Plan, because the plans designate the site for medium density residential planned land uses and the project design meets the density and zoning ordinance criteria for development pursuant to Section 66474.2 of the Subdivision Map Act.
2. This site is physically suitable for the proposed type and density of development, because conditions of approval will ensure adequate access and drainage on and off the site; and, that development shall occur in accordance with adopted standards, goals, objectives, and policies for development in the City of Fresno.
3. The proposed subdivision design and improvement is not likely to cause substantial and considerable damage to the natural environment, including fish, wildlife or their habitat, because the area is not known to contain any unique or endangered species and the urbanized nature of the area in which the site is located.
4. The proposed subdivision design and improvements are not likely to cause serious public health and safety problems, because the conditions of approval have shown and will insure that the subdivision conforms with city health and safety standards.
5. The proposed subdivision design will not conflict with public easements within or through the site, because conditions of approval will assure noninterference with any existing or proposed public easements.
6. The design of the subdivision provides, to the extent feasible, for future passive and natural heating or cooling opportunities in the subdivision, because of the appropriate use and placement of landscaping plant materials and because of the orientation of the proposed lots.

The subdivision map, based on the required findings for approval and subject to the recommended conditions of approval, and the standards and policies of the Fresno General Plan and McLane Community Plan, complies with applicable zoning and subdivision requirements. Based upon the plans and information submitted by the applicant and the

recommended conditions of project approval, staff has determined that these findings can be made.

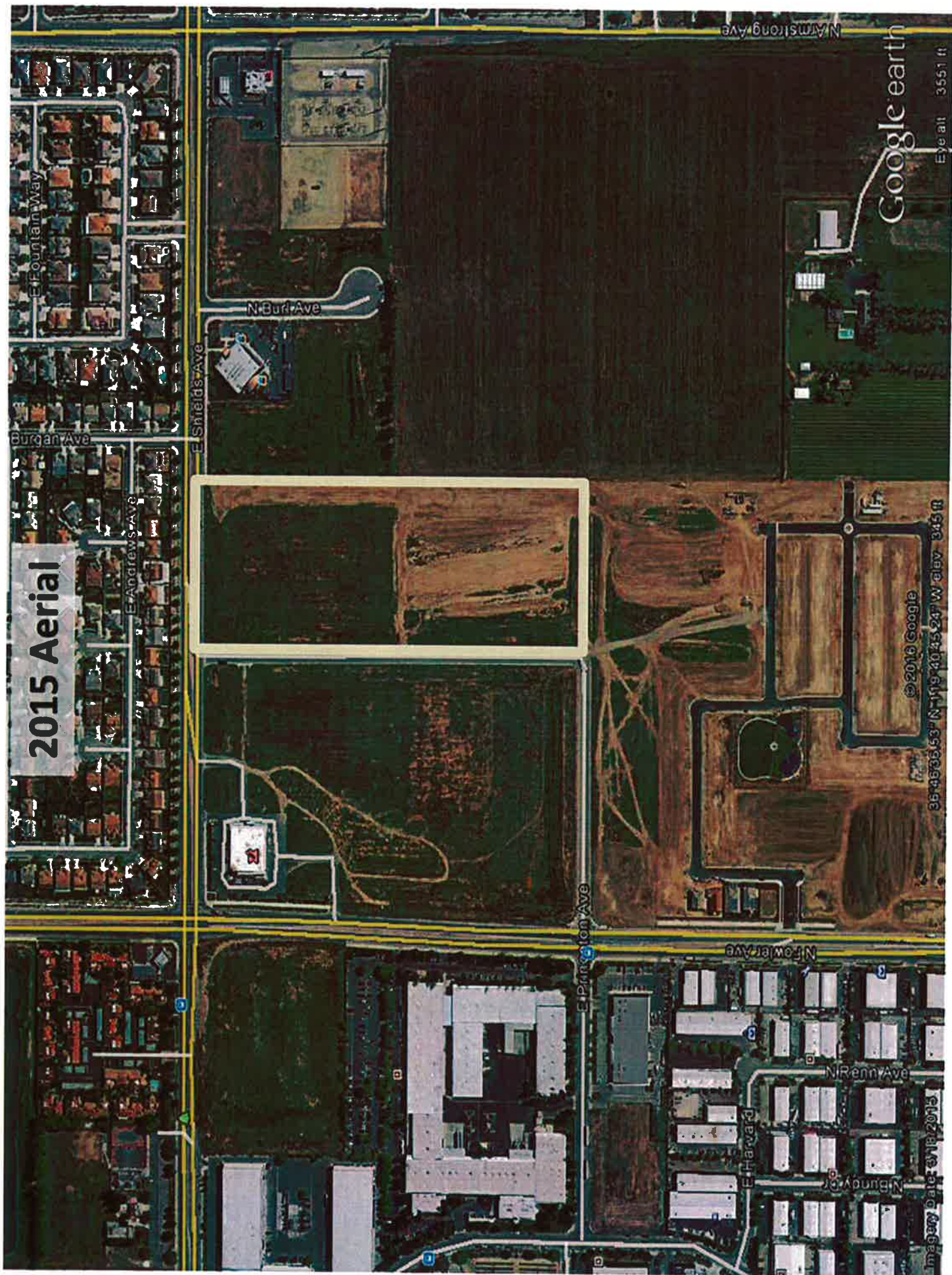
Planning Commission action of the proposed Vesting Tentative Tract Map and Conditional Use Permit, unless appealed to the Council, is final.

CONCLUSION / RECOMMENDATION

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the Fresno General Plan and the McLane Community Plan; its compatibility with surrounding existing or proposed uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment. Upon consideration of this evaluation, it can be concluded that the Vesting Tentative Tract Map No. 6110/UGM and Conditional Use Permit No. C-16-009 are appropriate for the project site.

Attachments: 2015 Aerial Photograph of Site
 Exhibit A - Vesting Tentative Tract Map No. 6110 dated April 6, 2016
 Exhibit A-1 - Site plan dated April 6, 2016
 Exhibit A-2 - Site plan/Plot Plan dated April 6, 2016
 Exhibit E-1 – Elevation (Modern Farmhouse) dated April 6, 2016
 Exhibit E-2 - Elevation (Spanish) dated April 6, 2016
 Conditions of Approval for T-6110 dated May 4, 2016
 Conditions of Approval for CUP Application No. C-16-009 dated May 4, 2016
 Comments and Requirements from Responsible Agencies
 Addendum as related to the Mitigated Negative Declaration as prepared for
 Environmental Assessment No. A-15-002/R-15-009/C-15-167/T-6108
 dated November 25, 2015

2015 Aerial



Google earth

Eye alt 3551 ft

© 2015 Google

36°45'35.53" N 119°40'45.24" W Elev 345 ft

Image Date: 01/18/2015

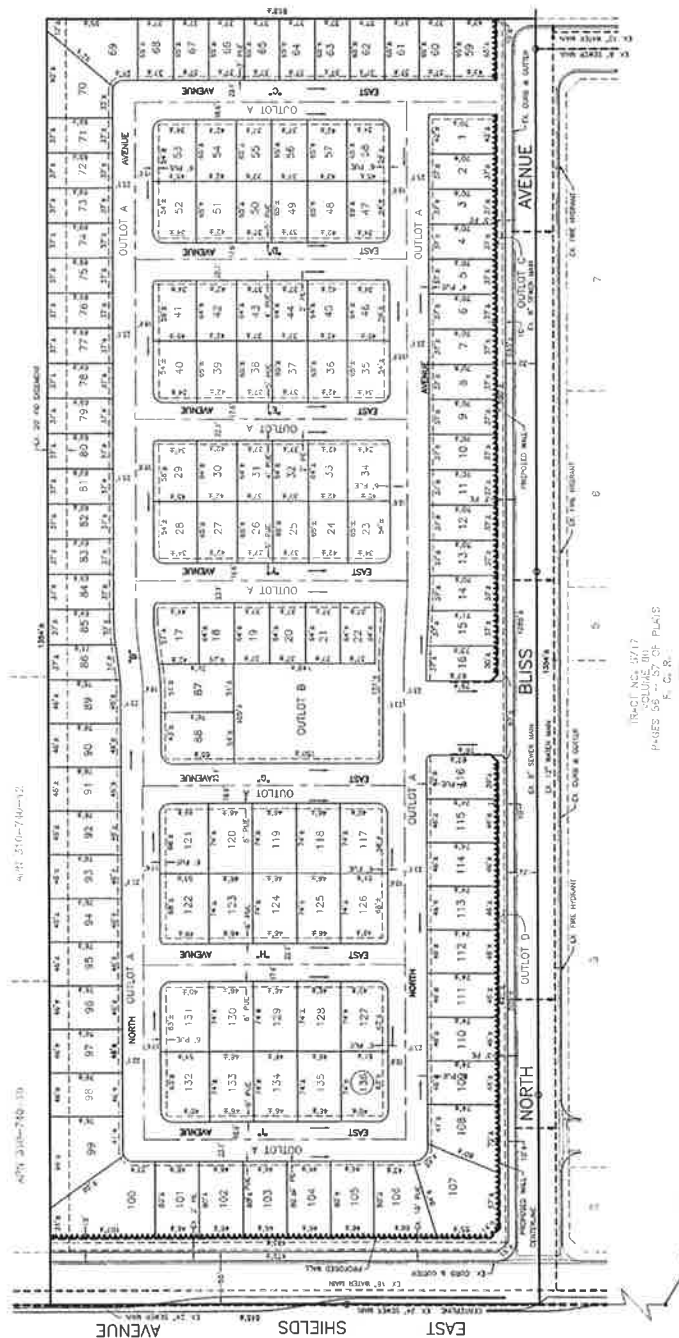
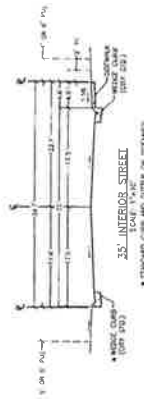
PLANNED UNIT DEVELOPMENT
APN 310-740-08 & 09
GROSS AREA = 15.98 ACRES
NET AREA = 14.37 ACRES

1	STREETS - PHOENIX
2	SOUTH - CITY OF
3	WATER - CITY OF
4	WATER - CITY OF
5	WATER - CITY OF
6	WATER - CITY OF
7	WATER - CITY OF
8	WATER - CITY OF
9	WATER - CITY OF
10	WATER - CITY OF

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LEGEND:

- PROPOSED BLOCK WALL
- EXISTING CURB AND GUTTER
- EXISTING MEDIAN CURB
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SITE BOUNDARY LINE



TRC INC. 3/17
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F. C. R.
INDUSTRIAL
C-11/10/11

THE NORTHWEST CORNER OF SECTION 27-13/21

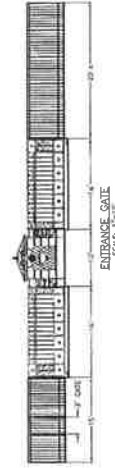
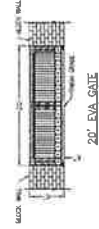
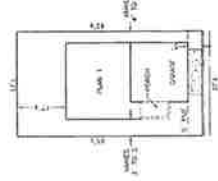
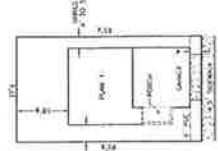
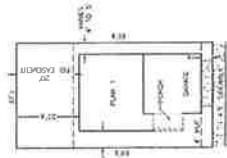
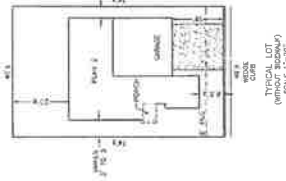
RECORD OWNERS:
FOHLER DEVELOPMENT COMPANY
 1346 W. MONROE AVE. STE 101
 FRESNO, CA 93711
 (559) 426-0900

SUBMIDER:
GRANVILLE HOMES
 1368 W. MONROE AVE. STE 101
 FRESNO, CA 93711
 (559) 436-0900

NORTH BLISS AVENUE

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
414 W. STREET

1000



Sheet 144
Site Plan
APN 310-740-08 & 09
TRACT 6110
SHEET TWO OF TWO SHEETS

SITE PLAN

APN 310-740-08 & 09
TRACT 6110

SHEET TWO OF TWO SHEETS

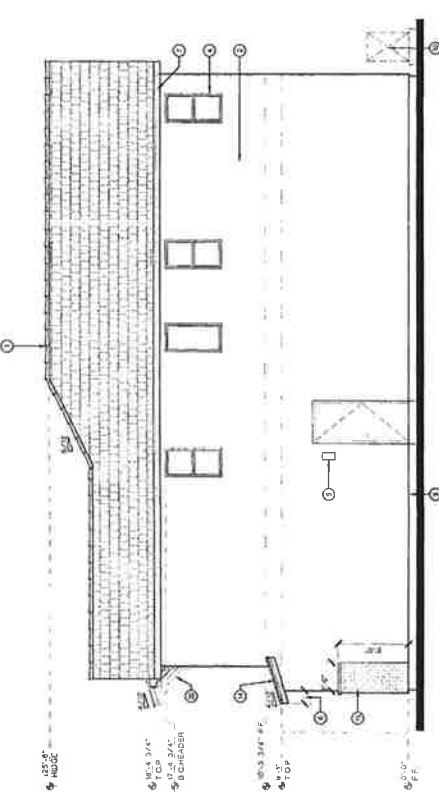
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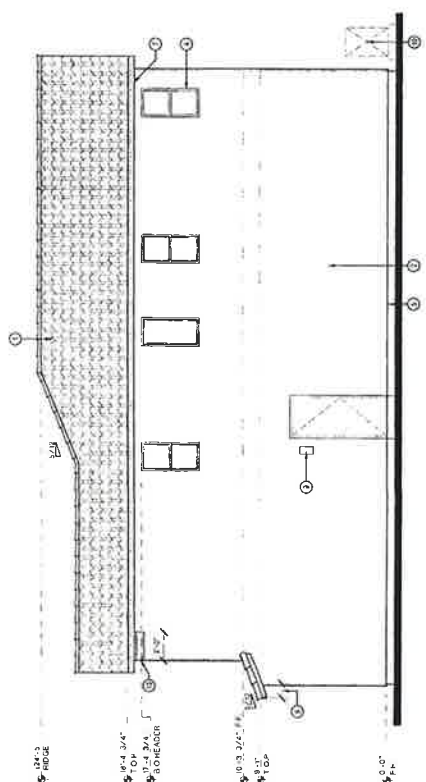
GROSS AREA = 15.98 ACRES

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING

1125 N. 2nd Street
San Jose, CA 95128
(408) 284-2000

DATE: 4/17/16





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

CONDITIONS OF APPROVAL

MAY 4, 2016

VESTING TENTATIVE TRACT MAP NO. 6110

Located on the Southeast Corner of North Bliss and East Shields Avenues

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

NOTICE TO PROJECT APPLICANT

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

URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)

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

GENERAL CONDITIONS

1. Upon conditional approval of Vesting Tentative Tract Map No. 6110, a Planned Development dated April 6, 2016, the subdivider may prepare a Final Map in accordance with the approved vesting tentative map and Conditional Use Permit No. C-16-009 which establishes a planned development for the subject property.
2. Submit grading plans and a soils report to the City of Fresno Development and Resource Management Department for verification prior to Final Map approval. Grading plans shall indicate the location of any required walls and indicate the proposed width of required landscape easements or strips. Approval of the grading plan is required prior to Final Map approval.
3. At the time of Final Map submittal, the subdivider shall submit engineered construction plans to the City of Fresno Public Works, Public Utilities, and Development and Resource Management Departments for grading, public sanitary sewer system, public water system, street lighting system, public streets, and storm drainage, including other

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

4. Engineered construction plans shall be approved by the City prior to the approval of the Final Map. If, at the time of Final Map approval, such plans have not been approved, the subdivider shall provide performance security in an amount established by the City to guarantee the completion of plans.
5. Public utilities easements, as necessary, shall be shown on the Final Map and dedicated to the City of Fresno. Public utility easements beyond the limits of the Final Map, but required as a condition of development, shall be acquired at the subdivider's cost and shall be dedicated by separate instrument at the time of Final Map approval. The relocation of existing utilities necessitated by the required public improvements shall be paid for by the subdivider. The subdivider is responsible to contact the appropriate utility company for information.
6. Comply with the conditions, policies and standards set forth in the City of Fresno, Municipal Code, Article 10, Chapter 12, "Subdivision of Real Property;" Resolution No. 68-187, "City Policy with Respect to Subdivisions;" and City of Fresno Standard Specifications, 2002 Edition, and any amendments thereto.
7. The developer/owner shall pay applicable fees for, but not limited to, plan checks for street improvements and other grading and construction; street trees, street signs, water and sewer service, and inspections in accordance with the City of Fresno Master Fee Schedule (City Resolution No. 79-606 and No. 80-420) and any amendments, modifications, or additions thereto; and in accordance with the requirements of State law as related to vesting tentative maps.
8. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the Fresno Municipal Code (FMC) and the State Subdivision Map Act. The subdivider shall complete all the public improvements prior to the approval of the Final Map by the City. If, at the time of Final Map approval, any public improvements have not been completed and accepted in accordance with the standards of the City, the subdivider may elect to enter into an agreement with the City to thereafter guarantee the completion of the improvements.
9. As a condition of Final Map approval, the subdivider shall furnish to the City a subdivision guarantee listing all parties having any right, title or interest and the nature of their interest per State law.
10. This application is subject to compliance with the mitigation measures established by the Mitigated Negative Declaration as prepared for Environmental Assessment No. A-15-002/R-15-009/C-15-167/T-6108 dated November 25, 2015.
11. Vesting Tentative Tract Map No. 6110 is subject to approval of related Conditional Use Permit No. C-16-009.
12. Conditional Use Permit Application No. C-16-009, filed to establish a 136-lot planned development shall be approved prior to final map approval.

GENERAL INFORMATION

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

responsibility to the homeowners association for landscaping and other provisions as stated in the Planning and Development Department Guidelines for preparation of CC&Rs dated January 11, 1985.

Walls/Fences/Landscaping

18. The subdivider/owner shall construct a minimum 6 foot high solid wall along East Shields and North Bliss Avenues. Depict the wall (and height) on Exhibit A-1 (site plan) for C-16-009.
19. Provide the landscape easement along East Shields and North Bliss Avenues as depicted on Vesting Tentative Tract Map No. 6110, a Planned Development dated April 6, 2016.
20. Provide a corner cut-off area at all street intersections in accordance with the requirements of the Fresno Municipal Code. Corner cut-offs are established to provide an unobstructed view for vehicular and pedestrian traffic approaching an intersection. They are a triangular area formed by the property lines and a diagonal line adjoining points on the property lines, measured a specific distance from the point of their intersection. At the intersections of streets, this distance is 30 feet.

Lot Dimensions

21. Lot dimensions shall match those depicted on "Exhibit A," dated April 6, 2016, excepting changes as required per the conditions of approval.

Lot Coverage

22. Lot coverage shall match that as shown on Exhibit A-2 dated April 6, 2016. Additionally, lot coverage shall comply with the requirements of the Fresno Metropolitan Control District.

Building Setbacks

23. Minimum building setbacks shall be in accordance with "Exhibits A-1 and A-2" (site plan) for C-16-009 dated April 6, 2016. The garage setback at 4' and 5' from back of sidewalk is approved.

Provide a section in the CC&R's for the Homeowners Association (HOA) prohibiting parking in driveways less than 18' from garage to back of sidewalk (to prohibit parking over the sidewalk). The CC&R's must also state that the HOA is responsible for enforcement of said requirement.

INFORMATION

24. Prior to the issuance of building permits for the subdivision, school construction fees shall be paid to the Clovis Unified School District in accordance with the school district's adopted schedule of fees.

25. Contact the United States Postal Service for the location and type of mailboxes to be installed in this subdivision.
 - a) It is recommended that at least 6 months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to completing the Agreement, the Developer shall provide a final map (with address details) to the local USPS representative. The Developer shall, at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.
26. Pursuant to Section 66456.1 of the Subdivision Map Act, which states "The right of the subdivider to file multiple Final Maps shall not limit the authority of the local agency to impose reasonable conditions relating to the filing of multiple Final Maps," multiple final maps filed by the subdivider on this tract shall fully and independently conform to all provisions of Fresno Municipal Code, Subdivision of Real Property.
27. The developer/owner shall obtain any and all permits required for the removal or demolition of any existing building or structure located within the subdivision boundaries. The developer/owner shall also obtain any and all permits required for the proper abandonment/closure of any existing water well, septic tank/leach field or cesspool, and irrigation pipeline on the subject property. All such permits shall be obtained prior to commencement of tract grading work, in accordance with Chapter 13 of the Fresno Municipal Code.
28. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
29. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted (business hours: (559) 268-0109; after hours the contact phone number is (559) 488-3111 for the Fresno County Sheriff's Department). If remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (phone number (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (phone number (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists.
30. If animal fossils are uncovered, the Museum of Paleontology at the University of California, Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist; if the paleontologist determines the material to be significant, a recommendation shall be made to the City as to any further site investigation or preservation measures.
31. Apportionment of Special Assessment: If, as part of this subdivision, a division will be made of any lot or parcel of land upon which there is an unpaid special assessment levied under any State or local law, including a division into condominium interest as defined in Section 783 of the Civil Code, the developer/owner shall file a written application with the City of Fresno Director of Public Works, requesting apportionment of the unpaid portion of the assessment or pay off such assessment in full.

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

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

PARK SERVICE

34. Comply with the memorandum from the Public Works Department dated February 10, 2016.

COMMUNITY FACILITIES DISTRICT

35. Comply with the memorandum from the Public Works Department dated September 11, 2015.

FIRE SERVICE

36. Comply with the memorandum from the Fire Department dated April 29, 2016.

SOLID WASTE SERVICE

37. Comply with the memorandum from the Solid Waste Division dated April 8, 2016.

STREETS AND RIGHTS-OF-WAY

38. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act.

39. The subdivider/owner shall make provisions for disabled persons in accordance with the Department of Public Works standards and as required by State law. Handicap access ramps are required to be constructed in sidewalks at all corners within the limits of the tract. Where street furniture is located within the sidewalk area (fire hydrants, streetlights, etc.), a minimum of 48 inches of unobstructed path shall be maintained to satisfy the American Disabilities Act requirements. If necessary, dedicate a pedestrian easement to accommodate for the four foot minimum unobstructed path requirement.
40. All of the required street improvements shall be constructed and/or installed in accordance with the City of Fresno Standard Specifications (2002 Edition). The following shall be submitted as a single package to the Public Works Department for review and approval:
 - a. Signing and striping plans (per current California Department of Transportation standards);
 - b. Street Construction Plans;
 - c. Landscape and irrigation plans (median island and street trees within all parkways); and
41. The subdivider shall underground all existing off-site overhead utilities and proposed utility systems in accordance with FMC Sections 12-1011 and Resolution No. 78-522, 88-229.
42. The subdivider shall construct an underground street lighting system per Public Works Standards within the limits of the tract. Spacing and design shall conform to Public Works Standards. Height, type, spacing, etc., of standards and luminaries shall be in accordance with Resolution No. 68-187, 78-522, 81-219, and 88-229 or any modification thereto approved by the City Traffic Engineer prior to Final Map approval. Upon completion of the work by the subdivider and acceptance of the work by the City, the street lighting system shall be dedicated to the City. Submit engineered construction plans to the Public Works Department for approval.
43. All dead-end streets created by this subdivision shall be properly barricaded in accordance with City standards within seven days from the time the streets are surfaced or as directed by the City Engineer.
44. The developer shall comply with Rule 8060 of the San Joaquin Valley Air Pollution Control District for the control of fugitive dust requirements from paved and unpaved roads.
45. Comply with the memoranda from the Public Works Department, Traffic and Engineering Division, for the tract map and conditional use permit dated April 7 & 28, 2016. Additionally, update the site plan to reflect the red-line comments on enclosed Exhibit A-1 dated April 6, 2016.

SANITARY SEWER SERVICE

46. Comply with the memorandum from the Public Utilities Department dated March 1, 2016.

WATER SERVICE

47. Comply with the memorandum from the Department of Public Utilities, Water Division dated March 24, 2016.

URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)

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

Right-of-Way Acquisition

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

FLOOD CONTROL AND DRAINAGE

55. Comply with the memoranda from the Fresno Metropolitan Flood Control District both dated March 3, 2016.

56. Any temporary ponding basins constructed or enlarged to provide service to the subdivision shall be fenced in accordance with City standards with seven days from the time the basin becomes operational or as directed by the City Engineer. Temporary ponding basins will be created through a covenant between the City and the Developer prior to Final Map approval. Maintenance of the temporary ponding basin shall be by the Developer until permanent service for the entire subdivision is provided.

STREET NAMES

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

COUNTY OF FRESNO – DEPARTMENT OF PUBLIC HEALTH

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

FRESNO IRRIGATION DISTRICT

59. Comply with the letter from the Fresno Irrigation District dated February 16, 2016.

CLOVIS UNIFIED SCHOOL DISTRICT

60. Contact the Clovis Unified School District for their requirements.

DEVELOPMENT FEES AND CHARGES

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

SEWER CONNECTION CHARGES	FEE RATE
a. Lateral Sewer Charge[1]	\$0.10/sq. ft. (to 100' depth)
b. Oversize Charge[1]	\$0.05/sq. ft. (to 100' depth)
c. Trunk Sewer Charge[2] Service Area: Fowler	\$344/living unit
d. Wastewater Facilities Charge [3]	\$2,119/living unit
e. Fowler Trunk Sewer Interim Fee Surety [1]	\$574/living unit
f. Copper Avenue Sewer Lift Station Charge [1]	N/A
g. House Branch Sewer Charge [2]	N/A

WATER CONNECTION CHARGES

FEE RATE

- | | |
|--|--|
| h. Service Connection Charge | Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule. |
| i. Frontage Charge [1] | \$6.50/lineal foot |
| j. Transmission Grid Main Charge [1] | \$643/gross acre (parcels 5 gross acres or more) |
| k. Transmission Grid Main Bond Debt Service Charge [1] | \$243/gross acre (parcels 5 gross acres or more) |
| l. UGM Water Supply Fee [2]
Service Area: 501s | \$1,738/living unit |
| l. Well Head Treatment Fee [2]
Service Area: 501 | \$79/living unit |
| m. Recharge Fee [2]
Service Area: 501 | \$56/living unit |
| n. 1994 Bond Debt Service [1]
Service Area: 501 | \$93/living unit |

CITYWIDE DEVELOPMENT IMPACT FEES

FEE RATE

- | | |
|--|----------------------|
| o. Fire Facilities Impact Fee – Citywide [4] | \$539/living unit |
| p. Park Facility Impact Fee – Citywide [4] | \$2278/living unit |
| q. Quimby Parkland Dedication Fee [2] | \$1120/living unit |
| r. Citywide Regional Street Impact Fee [3] | \$8,361/adj. acre |
| s. New Growth Area Major Street Fee [3] | \$18,790/adj. acre |
| t. Police Facilities Impact Fee – Citywide [4] | \$624/living unit |
| u. Traffic Signal Charge [1] | \$450.94/living unit |

On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008 – 023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact

the County of Fresno, Public Works and Planning Department to determine payment of this fee obligation. Confirmation by the County of Fresno is required before the City of Fresno can issue building permits.

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

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.

[5] Determined by Public Works.

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

**CONDITIONS OF APPROVAL
MAY 4, 2016
CONDITIONAL USE PERMIT APPLICATION NO. C-16-009
“A PLANNED DEVELOPMENT”**

PART A - PROJECT INFORMATION

1. Assessor's Parcel No(s): 310-740-08, -09 and 310-841-23
2. Job Address: Vesting Tentative Tract Map No. 6110
3. Street Location: Northwest corner of East Copper and North Chestnut Avenues
4. Planned Land Use: Medium Density Residential
5. Plan Areas: Fresno General Plan and McLane Community Plan
6. Project Description: Conditional Use Permit Application C-16-009 proposes a gated development with private streets and modified property development standards including lot coverage and yard setback requirements for Vesting Tentative Tract Map No. 6110

NOTICE TO PROJECT APPLICANT

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

This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

PART B - GENERAL CONDITIONS AND REQUIREMENTS

The City of Fresno Planning Commission, on May 4, 2016, approved the special permit application subject to the enclosed list of conditions and Exhibits A-1, A-2, E-1 and E-2 dated April 6, 2016, for Conditional Use Permit Application No. C-16-009.

IMPORTANT: PLEASE READ CAREFULLY

Please note that this project may be subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings pursuant to the Fresno Municipal Code can be made.

Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:

1. All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;
2. All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
3. Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.

Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the

Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation Statement. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under the law.

The Development and Resource Management Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plan not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions. **(Include this note on the site plan.)**

No uses of land, buildings, or structures other than those specifically approved pursuant to this site plan shall be permitted. **(Include this note on the site plan.)**

Transfer all red line notes, etc., shown on the original site plan exhibits (dated April 6, 2016) to the final site plan. CORRECTIONS SHALL INCLUDE ALL THOSE LISTED IN THIS DOCUMENT AND THOSE LISTED IN THE CORRECTION LIST PROVIDED BY THE PLAN CHECK PROCESS.

To complete the back-check process for building permit relative to planning and zoning issues, submit four copies of this corrected, final site plan, together with copies of the elevations, landscape, and irrigation plans, and any required covenants and/or studies or analyses to the Planning Division for final review and approval, ten days before applying for building permits.

Copies of this final approved site plan, elevations, landscape, and irrigation plans stamped by the Planning Division **must be substituted** for unstamped copies of the same in each of the sets of construction plans submitted for plan check prior to issuance of building permits. The final approved site plan must also include all corrections identified in the plan check process.

Be advised that on-site inspections will not be authorized unless the final stamped approved site plan, elevations, landscape, and irrigation plans are included in the plan check file copy.

Please contact Israel Trejo at (559) 621-8044 or via e-mail at Israel.Trejo@fresno.gov to schedule an appointment for final sign-off for building permits following your receipt and substitution of the four copies of the stamped, corrected, approved exhibits in the plan check sets.

PART C - PUBLIC IMPROVEMENT REQUIREMENTS

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the exhibits submitted. Requirements

not addressed due to omission or misrepresentation of information, for which this review process is dependent, will be imposed whenever such conditions are disclosed.

Questions relating to dedications, street improvements or off-street parking geometrics may be directed to Louise Gilio at (559) 621-8678 / Louise.Gilio@fresno.gov of the City of Fresno Public Works Department, Engineering Division, Traffic Section.

STREET ENCROACHMENT PERMITS, DEDICATIONS AND VACATIONS

- a) Exhibit "A" is required to include all street furniture, e.g.: public utility poles and boxes, guy wires, signs, fire hydrants, bus stop benches, mail boxes, news stands, trash receptacles, tree wells, etc., within the existing and proposed public rights-of-way.
- b) Deed documents for the required property dedications shall be prepared by the applicant's engineer and submitted to the Public Works Department, Engineering Division, Special Districts/Projects and Right-of-Way Section with verification of ownership prior to issuance of building permits. Deed documents must conform to the format specified by the City. Document format specifications may be obtained from the Public Works Department, Engineering Division, Special Districts/Projects and Right-of-Way Section, or by calling (559) 621-8694.
- c) ENCROACHMENT PERMITS. The construction of any overhead, surface or sub-surface private structures and appurtenances extending within the public rights-of-way is prohibited unless an encroachment permit is approved by the City of Fresno Public Works Department, Engineering Division, Special Districts/Projects and Right of Way Section, (559) 621-8693. Encroachment permits must be approved prior to issuance of building permits.

STREET IMPROVEMENTS

- a) All public improvements shall be constructed in accordance with the Standard Specifications and Standard Drawings of the City of Fresno, Public Works Department or street construction plans required and approved by the City Engineer. The performance of any work within the public street rights-of-way (including pedestrian, water and sewer utility easements) requires a Street Work Permit issued by the Public Works Department, Engineering Services Division at (559) 621-8693, prior to commencement of the work. Contact the Public Works Department, Engineering Services Section at (559) 621-8686 for detailed information. All required street improvements must be completed and accepted by the City prior to occupancy.
- b) Repair damaged and/or off grade off-site concrete improvements as determined by the Public Works Department, Construction Management Division (559) 621-5500.

- c) Install streetlights along all street frontages in accordance with City standards. Plans must be prepared by a registered Civil Engineer and must be approved by the Public Works Department Engineering Division prior to installation.
- d) Submit the following as a single package to the Public Works Department Engineering Division, Plan Check and GIS Mapping Section, (559) 621-8682, for review and approval, prior to issuance of building and street work permits: Street Improvement Plans, Signing and Striping Plans, Street Lighting Plans and Landscape and Irrigation Plans.

SURVEY MONUMENTS AND PARCEL CONFIGURATION

- a) All survey monuments within the area of construction shall be preserved and if disturbed, shall be reset by a person licensed to practice Land Surveying in the State of California.

PART D - PLANNING/ZONING REQUIREMENTS

1) PLANNING

- a) Development is subject to the following plans and policies:
 - i) Fresno General Plan
 - ii) McLane Community Plan
 - iii) Planned Development
 - iv) Medium density residential planned land uses

2) BUILDING HEIGHT

- a) The height of the proposed structures shall meet the requirements of the RS-5 section of the FMC.

3) LOT COVERAGE

- a) Lot coverage shall match that as shown on Exhibit A-2 dated April 6, 2016. Additionally, lot coverage shall comply with the requirements of the Fresno Metropolitan Control District.

4) BUILDING SETBACKS, OPEN SPACES AND LANDSCAPING

- a) Minimum building setbacks shall be in accordance with "Exhibits A-1 and A-2" (site plan) for C-16-009 dated April 6, 2016. The garage setback at 4' and 5' from back of sidewalk is approved.

Provide a section in the CC&R's for the Homeowners Association (HOA) prohibiting parking in driveways less than 18' from garage to back of sidewalk (to prohibit parking over the sidewalk). The CC&R's must also state that the HOA is responsible for enforcement of said requirement.

5) FENCES, HEDGES, WALLS

- a) The subdivider/owner shall construct a minimum 6 foot high solid wall along East Shields and North Bliss Avenues. Depict the wall (and height) on Exhibit A-1 (site plan) for C-16-009.
- b) Provide the landscape easement along East Shields and North Bliss Avenues as depicted on Vesting Tentative Tract Map No. 6110, a Planned Development dated April 6, 2016.
- c) Provide a corner cut-off area at all street intersections in accordance with the requirements of the Fresno Municipal Code. Corner cut-offs are established to provide an unobstructed view for vehicular and pedestrian traffic approaching an intersection. They are a triangular area formed by the property lines and a diagonal line adjoining points on the property lines, measured a specific distance from the point of their intersection. At the intersections of streets, this distance is 30 feet.

PART E - CITY AND OTHER SERVICES

- a) Comply with the Conditions of Approval for Vesting Tentative Tract Map No. 6110 dated May 4, 2016.

DEPARTMENT OF PUBLIC WORKS

TO: Israel Trejo, Planner III
Planning Division

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

DATE: February 10, 2016

SUBJECT: **Tract 6110 REVISED** (APN 310-740-08 & 09);(Previously S-08-058) 6117 East Shields Avenue located on the southeast corner of East Shields and North Bliss Avenues. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, outlots and median islands:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards and AB1881. Tree species to be planted are as follows:

STREET NAME

STREET TREE SPECIES/COMMON NAME

E. Shields Ave.

Fraxinus Americana 'Autumn Purple'/American Ash

N. Bliss Ave.

**There is no tree species designated for N. Bliss Ave.
Please choose an appropriate species from the list of
Approved Street Trees for this street.**

2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 60' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Planting and Utility Easement.
 - a. Street tree inspection fees shall be collected for each 60' of public street frontage or one tree per lot whichever is greater.
 - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
 - c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
 - d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.

e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

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

MEDIAN ISLAND LANDSCAPE REQUIREMENTS

1. The median island on E. Shields has been constructed under Tract 5717 with stamped concrete and no landscaping/irrigation. It is currently maintained under the CFD9 for Tract 5717. There are no additional requirements for median island installation or maintenance adjacent to this project.

OUTLOTS

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



DATE: September 11, 2015

TO: Israel Trejo, Planner III
Development and Resource Management Department

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

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP NO. 6110 REGARDING MAINTENANCE REQUIREMENTS

LOCATION: Southeast corner of North Bliss and East Shields Avenues

APN: 310-740-08 & 09

ATTENTION:

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

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

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

Any change affecting the items in these conditions requires revision of this letter.

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

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

1. The Property Owner's Maintenance Requirements

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new Single-Family developments are the ultimate responsibility of the Developer. The Developer shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 11 ("CFD No. 11").

This territory was previously included within the boundaries of Community Facilities District No. 9 ("CFD No. 9"), Tract No. 5717, for maintenance of certain improvements. The developer will be required to amend the boundaries of CFD No. 9 to remove this territory prior to the annexation of this map into CFD No. 11.

The following public improvements (Existing and Proposed) are eligible for Services by CFD No. 11 as associated with this development:

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within the street rights-of-way and landscape easements fronting **East Shields and North Bliss Avenues.**
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, median island concrete cap, and street lights in **East Shields Avenue.**
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, street paving, street name signage and street lights in **North Bliss Avenue.**

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

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

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



FIRE DEPARTMENT

Vesting Tentative Tract 6110/CUP C-06-272 (Revision to previous FFD comments)

Date: April 29, 2016

To: Israel Trejo, Planner III
Development and Resource Management Department

From: Byron Beagles, Fire Prevention Engineer
Fire Department, Fire Prevention Division

Subject: The Fire Department has completed a review of the Vesting Tentative Tract 6110 which was submitted by Gary Gianetta on behalf of Granville Homes. The following requirements and conditions are to be placed on this vesting tentative tract map as a condition of approval by the Fire Department.

General

This project is within 3.0 mile of Fire Station No. 10 at 5545 E. Aircorp Way

This project is subject to city wide fire service fees.

Provide fire hydrants and fire flow per Public Works standards for single family residential development.

There are interior street sections detailed (37' and 35') on the latest VTT exhibit dated 4-1-16; neither section complies with any current Public Works Standard.

- Both sections are dimensioned to back of curb; the effective street widths when measured to flow line of the wedged curb are **35.6'** and **33.6'**.
- A reduced street section width using wedged curbs is under review by Public Works; the 37 foot section differs somewhat from what is under review but both Public Works and Fire have agreed that a 35' effective street width is acceptable with parking both sides. The effective **35.6'** street section proposed for this tract is acceptable to FFD.
- The **33.6'** wide streets (as measured to wedged curb flow line) will

require one curb to be painted red and marked "NO PARKING FIRE LANE" in 3" white letters every 50 feet or with approved signs. The streets that must be marked are:

North "B" Ave between "G" and "I" Aves.

East "H" Ave between "A" and "B" Aves.

East "E" Ave between "A" and "B" Aves.

East "D" Ave between "A" & "B" Aves.

See attached exhibit for affected streets.

The north drive access (exit only for residents and required secondary entrance for FFD) is not dimensioned but appears to be around 30' in width requiring the curb on the south

side of Lot #1 to be designated with the red curb as described above.

Provide the California Vehicle Code required signage at the entrance authorizing towing of vehicles parked in fire lanes.

All electric vehicle gates must be provided with Click-to-Enter radio frequency operated bypass equipment in addition to Police/Fire X-1 bypass hardware.



DEPARTMENT OF PUBLIC UTILITIES

Date: April 08, 2016

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

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

Subject: Vesting Tentative Map of Tract No. 6110/UGM and Conditional Use Permit Application No. C-16-009 was filed by Gary Giannetta on behalf of Granville Homes and pertains to approximately 15.98 acres of property located on the southeast corner of East Shield and North Bliss Avenues, 6117 East Shields Avenue & APN: 310-740-08, & 09. Vesting Tentative Map of Tract No. 6110/UGM is a request to subdivide the subject property into a 134-lot single family residential planned unit development with gated private streets. Conditional Use Permit Application No. C-16-009 proposes modified property development standards including reduced setbacks.

General

This residential project will be serviced by the city's Solid Waste Management Division for the removal of trash, recycling and green waste material one day per week with the city's curbside three cart collection system.

Does Project Affect Your Agency/Jurisdiction

No - Project does not have or will not be required to provide a trash enclosure.

Suggestions to Reduce Impacts/Address Concerns

None.

Recommended Conditions of Approval

None.

Additional Information

None.



DATE: April 7, 2016

TO: Israel Trejo
Development and Resource Management Department

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

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

SUBJECT: Public Works Conditions of Approval
TT 6110, 6117 East Shields Avenue
Granville Homes / Gary Giannetta

A handwritten signature in black ink, appearing to be "Jill Gormley", written over the "THROUGH:" line.

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

Provide the following information on the tentative map and / or complete the following, prior to final map.

A. Public Right of Way:

1. Identify all existing and proposed street easements along Shields and Bliss Avenues.
2. Bliss Avenue is a modified local industrial street. Provide a cross section on the map.
3. Identify 30' visibility triangles at all street intersections.

B. Private Property:

1. Remove the public pedestrian easement from the interior private streets.
2. Provide a cross section for the area between Lot 1 and Lot 59.
3. Provide a detail of the proposed gated entry at 1"= 10'.
4. Provide a minimum of 100' from the proposed gates to the back of walk.
5. Provide a description for outlots B, C and D.
6. Provide a 250' minimum centerline radius on all local streets or obtain DARM approval.

General Conditions:

1. All streets and pedestrian ways shall connect to other streets and pedestrian ways to form a continuous vehicular and pedestrian network with connections within the subdivision and to adjacent development. Pedestrian paths of travel must meet current accessibility regulations. Identify ramps within the proposed subdivision wherever sidewalks are provided.
2. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 12-1011 and Resolution No. 78-522/88-229.
3. Design local streets with a minimum of 250' radius.
4. Dead-end Streets: Any temporary dead-end streets created by this subdivision shall be properly barricaded in accordance with the Public Works Standard P-100.
5. Outlots: If the subdivider seeks to dedicate to the City, in fee, an outlet for open space purposes, subdivider shall prove to the City that the outlet is free of toxic or hazardous materials pursuant to the requirements of City Administrative Order 8-1, including, but not limited to,

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

6. **Plan Submittal:** Submit the following plans, as applicable, in a single package, to the **Public Works Department** for review and approval: Street: construction, signing, striping, traffic signal and streetlight.
7. The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division, (559) 621-8693. Encroachment permits must be approved prior to issuance of building permits.
8. Street widening and transitions shall also include utility relocations and necessary dedications.
9. **Garages:** Garages or carports are to be located not less than 18 feet from the back of sidewalk or street right of way, whichever is greater, along any street frontage where the garage door or carport opening faces and takes direct access to the street.
10. **Irrigation /Canal Requirements:** The developer shall enter into an agreement with the Fresno Irrigation District (FID) providing for piping the canal(s) and submit an executed copy of the agreement or commitment letter from FID to the Development and Resource Management Department. All piping shall be located outside of the proposed street right of way. Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Traffic and Engineering Services Division, for review and approval. **Provide a final cross sectional detail on the map.**

Frontage Improvement Requirements:

Public Streets:

Shields Avenue: Arterial

1. Dedication Requirements
 - a. **If not existing**, dedicate **55'** of property, from center line, for public street purposes, within the limits of this application, per Public Works Standards.
 - b. **If not existing**, dedicate a **2'** pedestrian easement for the proposed sidewalk. Identify on the map.
 - c. **If not existing**, dedicate a corner cut for public street purposes at the intersection of Shields and Bliss.
 - d. **Relinquish direct access rights** to Shields Avenue from all lots within this subdivision.
2. Construction Requirements:
 - a. Remove the existing commercial sidewalk and replace with a 12' residential pattern to Public Works Standard **P-5**. (5 ½' curb to walk -6' sidewalk- ½ ' to PE) Construct a 6' residential sidewalk per Public Works Standard **P-52**. A 2' Pedestrian Easement is required. Identify on the map. This will result in a 2' reduction in landscape and building setbacks. Obtain permission for the reduction from DARM.
 - c. **If not existing**, construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-7** for Arterial Streets.

- d. Remove and replace the existing ramp at Shields and Bliss. Construct the new ramp to Public Works Standard **P-28** and **P-32**.

Bliss Avenue: Local Industrial

1. Dedication Requirements

- a. If requesting a 5' wide sidewalk on Bliss, dedicate 3' of property, for pedestrian purposes. If the overall dimension is $8' + 3' = 11'$, then the sidewalk pattern shall be $5 \frac{1}{2}'$ from face of curb to walk- 5' sidewalk- $\frac{1}{2}'$ from back of walk to pedestrian easement. Revise cross section on the map. This will result in a 3' reduction in landscape and building setbacks. Obtain permission for the reduction from DARM.

2. Construction Requirements:

- a. Construct standard curb ramps per Public Works Standard **P-28**, **P-29** and **P-32**, based on a 20' radius.
- b. Remove existing valley gutter and replace with concrete curb, gutter and sidewalk to Public Works Standard **P-5**.
- c. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-9** for Locals.
- d. Construct a 20' concrete EVA per Public Works Standard **P-67**. Gates shall swing onto private property.
- e. Site Plan approval of a street type approach **P-77** is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with Public Works Standard **P-10**. If grades are not sufficient, construct to Public Works Standards **P-2** and **P-6**.

Interior Streets: Private

1. All interior streets shall be paved. The minimum thickness shall be to Public Works Standard **P-21**.
2. Provide a 10' visibility triangle at all private street intersections and driveway approaches.
3. Unless approved by the Public Works Director and Fire Department, any cross section with less than 36' from flow line to flow line shall have parking on one-side.
4. Recommend 18' from the garage to the back of walk.
5. If the sidewalk is 4.5', specify what the 4.6' dimension represents.

Specific Mitigation Requirements: This tract will generate 102 a.m. / 136 p.m. peak hour trips. A Traffic Impact Study (TIS) is not required per Jill Gormley.

1. The first order of work shall include a minimum of two points of vehicular access to the major streets for any phase of this development.
2. Entry Gate: Provide a minimum of 100' from the proposed gate to the back of walk, for vehicle stacking at both entrances and redesign to provide for an onsite turn around. Provide a fully dimensioned detail at $1"=10'$. Provide a detail for the call box. A median is not shown. Identify and dimension.

Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay the current Traffic Signal Mitigation Impact Fee (TSMI Fee) at the time of building permit based on the trip generation rate(s) as set forth in

the latest edition of the ITE Generation Manual for single family units (fee rate as shown in the Master Fee Schedule).

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

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



DATE: April 28, 2016 revision

TO: Israel Trejo
Development and Resource Management Department

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

SUBJECT: Conditions of Approval for C-16-009 (reference TT-6110)

ADDRESS: 6117 East Shields Avenue

APN: 310-740-08 and 09

ATTENTION:

The items below require a separate process with additional fees and timelines, in addition to the CUP/SPR permit process. In order to avoid delays in obtaining a building permit, the following items shall be submitted to the contacts shown below.

X	Recordation of TT-6110 <u>prior</u> to the issuance of building permits.	Jon Bartel	Public Works Department (559) 621-8684 jon.bartel@fresno.gov
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PUBLIC IMPROVEMENT REQUIREMENTS

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the exhibits submitted. Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed.

Repair all damaged and/or off grade off-site concrete street improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600. Pedestrian paths of travel must also meet current ADA regulations.

Underground all existing off-site overhead utilities within the limits of this site/map as per FMC Section 12-1011 and Resolution No. 78-522/88-229.

The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment permit is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division, (559) 621-8693. Encroachment permits must be approved prior to issuance of building permits.

Street work on major streets shall be designed to include Intelligent Transportation Systems (ITS) conduit in accordance with the Public Works ITS specifications.

Shields Avenue: 110' Arterial

1. Dedication Requirements
 - a. Identify all existing and proposed street and pedestrian easements within the street right of way.

- b. If not existing, dedicate 55' of property, from center line, for public street purposes, within the limits of this application, per Public Works Standards.
 - c. If not existing, dedicate 2' of property for pedestrian purposes within the frontage for the proposed sidewalk. **This will result in a 2' reduction in landscape and building setbacks. Obtain permission for the reduction from DARM.**
 - d. If not existing, dedicate a corner cut for public street purposes at the intersection of Shields and Bliss.
2. Construction Requirements:
- a. Identify all existing improvements within the street right of way.
 - b. If not existing, construct 20' of permanent paving per Public Works Standard P-50, within the limits of this application and transition paving as necessary.
 - c. Provide a 30' visibility triangle at the intersection of Shields and Bliss.
 - d. Remove the existing commercial sidewalk and construct the sidewalk to a residential pattern. **5 ½' - 8' sidewalk - ½'.** Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - e. Remove the existing ramp and reconstruct to Public Works Standards P-28 and P-32.
 - f. If not existing, construct an underground street lighting system to Public Works Standard E-1 within the limits of this application. Spacing and design shall conform to Public Works Standard E-7 for Arterials.

Bliss Avenue: 64' Local Industrial (modified)

1. Dedication Requirements
- a. Identify all existing and proposed street and pedestrian easements within the street right of way.
 - b. If not existing, dedicate 32' of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard P-55.
 - e. If not existing, dedicate 2' of property for pedestrian purposes within the limits of this application for the proposed sidewalk. **This will result in a 2' reduction in landscape and building setbacks. Obtain permission for the reduction from DARM.**
 - c. Dedicate a corner cut for public street purposes at the intersection of Bliss and the private entrance.
2. Construction Requirements:
- a. Identify all existing improvements within the street right of way.
 - b. Construct 24' of permanent paving per Public Works Standard P-50, within the limits of this application and transition paving as necessary.
 - c. Remove the street type approach between lots 96 and 97.
 - d. Site Plan approval of a street type approach (P-76 / P-77) is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with Public Works Standard P-10. If grades are not sufficient, construct to Public Works Standards P-2 and P-6.
 - e. Provide a 10' visibility triangle at all driveways.
 - f. If not existing, construct concrete curb, gutter and sidewalk to Public Works Standard P-5. The curb shall be constructed to a 10' residential pattern. **5 ½' - 4' sidewalk - ½' (A 2' dedication for a pedestrian easement is required.** Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - g. If not existing, construct an underground street lighting system to Public Works Standard E-2 within the limits of this application. Spacing and design shall conform to Public Works Standard E-9 for Locals.
 - h. Construct standard curb ramps per Public Works Standards at the entry.

Street Construction Plans are required and shall be approved by the City Engineer. All improvements shall be constructed in accordance with the City of Fresno, Public Works Department Standard Drawings and Specifications. The performance of any work within the public street right of way (including pedestrian and utility easements) requires a **STREET WORK PERMIT** prior to commencement of work. When preparing Street Plans and/or Traffic Control Plans, contact (Randy Schrey) at (559) 621-8807, **10 working days** in advance, to make sure that sidewalks or an approved accessible path remain open during construction. Submit construction plans for all required work, in a **single package, to the City of Fresno's, Traffic and Engineering Services Division**. All work shall be reviewed, approved, completed and accepted prior to obtaining a certificate of occupancy. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer. Dedication(s) shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed for Collectors and **55 MPH** for Arterials.

Two working days before commencing excavation operations within the street right of way and/or utility easements, all existing underground facilities shall have been located by Underground Services Alert (USA) Call 811.

All survey monuments within the area of construction shall be preserved or reset by a person licensed to practice Land Surveying in the State of California.

PRIVATE IMPROVEMENT REQUIREMENTS

Private Streets:

1. Paving and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawing(s) **P-21, P-22, P-23**.
2. **Provide 20' minimum for two way traffic.**
3. **Provide 16' minimum gate clearance.**
4. **Provide a detailed drawing for the proposed entry at 1"=10'.**
5. Gates: Provide a minimum of 100' from the proposed gate to the back of walk, for vehicle stacking at the proposed entrance. provide for an onsite turn around.

Irrigation / Canal Requirements: The developer shall enter into an agreement with the Fresno Irrigation District providing for piping the canal(s) and submit an executed copy of the agreement or commitment letter from FID to the Planning and Development Department. All piping shall be located outside of the proposed street right of way. Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Engineering Division for review and approval. **Identify the proposed easement or cross section on the site plan.**

Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay all applicable TSMI Fees **at the time of building permit**. Contact the Public Works Department, Frank Saburit at (559)621-8797. The fees are based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual.

Trip Generation: This development will generate the following Average Daily Trips (A.D.T.), as shown below:

Description/ ITE code	Size	ADT	AM Peak Hour	PM Peak Hour
Single family residential	136 DU	1,295	102	136

Fresno Major Street Impact (FMSI) Fees: This entitlement is in the **New Growth Area**; therefore pay all applicable growth area fees and City-wide regional street impact fees. / Contact the Public Works Department, Frank Saburit at (559) 621-8797.

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

Prior to resubmitting a corrected exhibit, provide the following information on the site plan:

A. General Requirements

1. **Legend:** Existing legend is difficult to read. Revise.
2. **Parcel of Record:** Provide a legal description and identify the entire parcel at the time of permits.
3. **Property Lines, Easements and Vacations:** Identify and dimension.
4. **Scope of work:** All items shall be listed as existing or proposed.
5. **Canals:** Provide a proposed cross section complete with dimensions on the site plan.
6. **Revise notes as shown on Exhibit "A".**

B. Offsite Information:

1. **Section and Center Lines:** Identify.
2. **Street Improvements and Furniture:** Identify existing and proposed curb, gutter, sidewalks (provide width), driveway approaches (provide width), accessible ramps (provide radius), street lights (specify if wood or metal pole), traffic signals, utility poles, boxes, guy wires, signs, fire hydrants, bus stop benches, trash receptacles, tree wells, etc.
3. **Accessibility:** **Identify the required 4' minimum path of travel along the public sidewalk adjacent to property**, as required by the California Administration Code (Title 24). A pedestrian easement is required.

C. Onsite Information:

1. **Access:** Provide turning templates on the site plan for Fire and Solid Waste vehicles.
2. Identify a **10'** visibility triangle at all driveways and points of ingress/egress into public right of way.
1. **Circulation Aisles:** **Unless approved by the Public Works Director and Fire Department, any cross section with less than 36' from flow line to flow line shall have parking on one-side.**
3. **Walls or Fencing:** Identify existing and proposed walls and fences complete with location height and type of material. Remove from middle of the sidewalk.
4. **Gates:** Resubmit the site plan with a detailed gated entry design.

Questions relative to these conditions may be directed to Louise Gilio at 559 621-8678 in the Public Works Department, Traffic and Engineering Services Division.



**DEPARTMENT OF PUBLIC UTILITIES
ADMINISTRATION DIVISION
MEMORANDUM**



Providing Life's Essential Services

Date: March 1, 2016

To: ISRAEL TREJO, Planner III
Planning and Development

From: KEVIN GRAY, Supervising Engineering Technician
Department of Public Utilities, Planning and Engineering Division

Subject: SEWER REQUIREMENTS FOR VESTING TENTATIVE TRACT MAP 6110/UGM
AND CONDITIONAL USE PERMIT No C-16-009

General

Vesting Tentative Map of Tract No. 6110/UGM and Conditional Use Permit Application No. C-16-009 was filed by Gary Giannetta on behalf of Granville Homes and pertains to approximately 15.98 acres of property located on the southeast corner of East Shield and North Bliss Avenues, 6117 East Shields Avenue & APN: 310-740-08, & 09. Vesting Tentative Map of Tract No. 6110/UGM is a request to subdivide the subject property into a 134-lot single family residential planned unit development with gated private streets. Conditional Use Permit Application No. C-16-009 proposes modified property development standards including reduced setbacks.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in North Bliss Avenue. Sanitary Sewer facilities are available to provide service to the site subject to the following requirements:

1. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
2. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
3. Installation of sewer house branch(s) shall be required.
4. Separate sewer house branches are required for each lot
5. A cross access agreement is required for sewer service(s) crossing parcels.
6. On-site sanitary sewer facilities shall be private.
7. Abandon any existing on-site private septic systems.
8. All underground utilities shall be installed prior to permanent street paving.



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9. A Preliminary sewer design layout shall be prepared by the Developer's Engineer and submitted to the Department of Public Utilities for review and conceptual approvals prior to submittal or acceptance of the developer's final map and engineered plan & profile improvement drawing for City review.
10. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.
11. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.

Sanitary Sewer Fees

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

1. Lateral Sewer Charge.
2. Oversize Sewer Charge.
3. Trunk Sewer Charge: Fowler
4. Wastewater Facility Charge (Residential Only)
5. The City of Fresno currently does not own capacity in the Fowler Avenue Trunk Sewer line north of Tulare Avenue; however, the City of Fresno has negotiated a temporary exchange and interim use of capacity owned by the City of Clovis in the Fowler Avenue Trunk Sewer. This exchange of capacity is conditioned upon Fresno replacing Clovis' capacity with capacity in future facilities agreeable to Clovis and at a cost yet to be determined.

Whereas, the necessary and appropriate fees for future replacement of Clovis' Fowler Avenue Trunk Sewer capacity have not been established and adopted by the City Council; the Developer in-lieu of constructing separate sanitary sewer facilities that would otherwise be required of this project (to provide for collection and conveyance of sanitary sewage discharged from the project to an approved point of discharge to the Sewer System located south of Tulare Avenue) shall provide payment of an "Interim Fee Surety" in the amount of \$574 per living unit or living unit equivalent for the impending fees.

Said "Interim Fee Surety" may be deferred through a Fee Deferral Agreement to the issuance of a building permit or occupancy. Following adoption of a fee established for replacement of Clovis' capacity in the Fowler Avenue Trunk Sewer by the City Council, "Interim Fee Sureties" provided by the Developer shall be applied to the established fee and any amounts in excess shall be refunded.



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



Providing Life's Essential Services

DATE: March 24, 2016

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

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

FROM: ROBERT DIAZ, Senior Engineering Technician
Department of Public Utilities – Water Division

R.A.D.

**SUBJECT: WATER REQUIREMENTS FOR VESTING TENTATIVE TRACT T-6110
AND CONDITIONAL USE PERMIT C-16-009**

General

Vesting Tentative Map of Tract No. 6110/UGM and Conditional Use Permit Application No. C-16-009 was filed by Gary Giannetta on behalf of Granville Homes and pertains to approximately 15.98 acres of property located on the southeast corner of East Shield and North Bliss Avenues, 6117 East Shields Avenue & APN: 310-740-08, & 09. Vesting Tentative Map of Tract No. 6110/UGM is a request to subdivide the subject property into a 134-lot single family residential planned unit development with gated private streets. Conditional Use Permit Application No. C-16-009 proposes modified property development standards including reduced setbacks.

Water Service

The nearest water main to serve the proposed project are a 12-inch main located in North Bliss Avenue, and a 16-inch main located in East Shields Avenue. Water facilities are available to provide service to the site subject to the following requirements:

1. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
2. Separate water services with be provided meter boxes shall to each lot created.
3. Developer shall pay for abandonment of all existing unused water and fire services, served from North Bliss Avenue.



A Nationally Accredited Public Utility Agency

4. Seal and abandon any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.
5. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.
6. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

Water Fees

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

1. Wet-ties, Water service(s) and/or meter(s) installation(s)
2. UGM Water Supply Area Number: 501s

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.413

Page 1 of 4

PUBLIC AGENCY

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

DEVELOPER

GRANVILLE HOMES
1396 W. HERNDON AVE., SUITE 101
FRESNO, CA 93711

PROJECT NO: 2016-009

ADDRESS: SEC FOWLER AND SHIELDS AVE.

APN: 310-041-38, 310-740-08, 09

SENT: 3/3/16

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
BS	\$5,198.00	NOR Review *	\$617.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$1,723.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$5,198.00		Total Service Charge: \$2,340.00		

* The Development Review Service Charge shown above is associated with FR TRACT 6110 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

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

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

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

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

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

FR
CUP No. 2016-009

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

Page 2 of 4

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

**FR
CUP No. 2016-009**

1. ☐ a. Drainage from the site shall BE DIRECTED TO
☒ b. Grading and drainage patterns shall be as identified on Exhibit No. 1
☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
☐ Developer shall construct facilities as shown on Exhibit No. 1 as "MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER".
☒ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
☒ Grading Plan
☒ Street Plan
☐ Storm Drain Plan
☐ Water & Sewer Plan
☒ Final Map
☒ Drainage Report (to be submitted with tentative map)
☐ Other
☐ None Required

4. Availability of drainage facilities:
☒ a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
☐ b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
☐ c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
☐ d. See Exhibit No. 2.

5. The proposed development:
☐ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
☒ Does not appear to be located within a flood prone area.

6. ☐ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

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

Page 3 of 4

**FR
CUP No. 2016-009**

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


Debbie Campbell
Design Engineer


Gary W. Chapman
Project Engineer

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

Page 4 of 4

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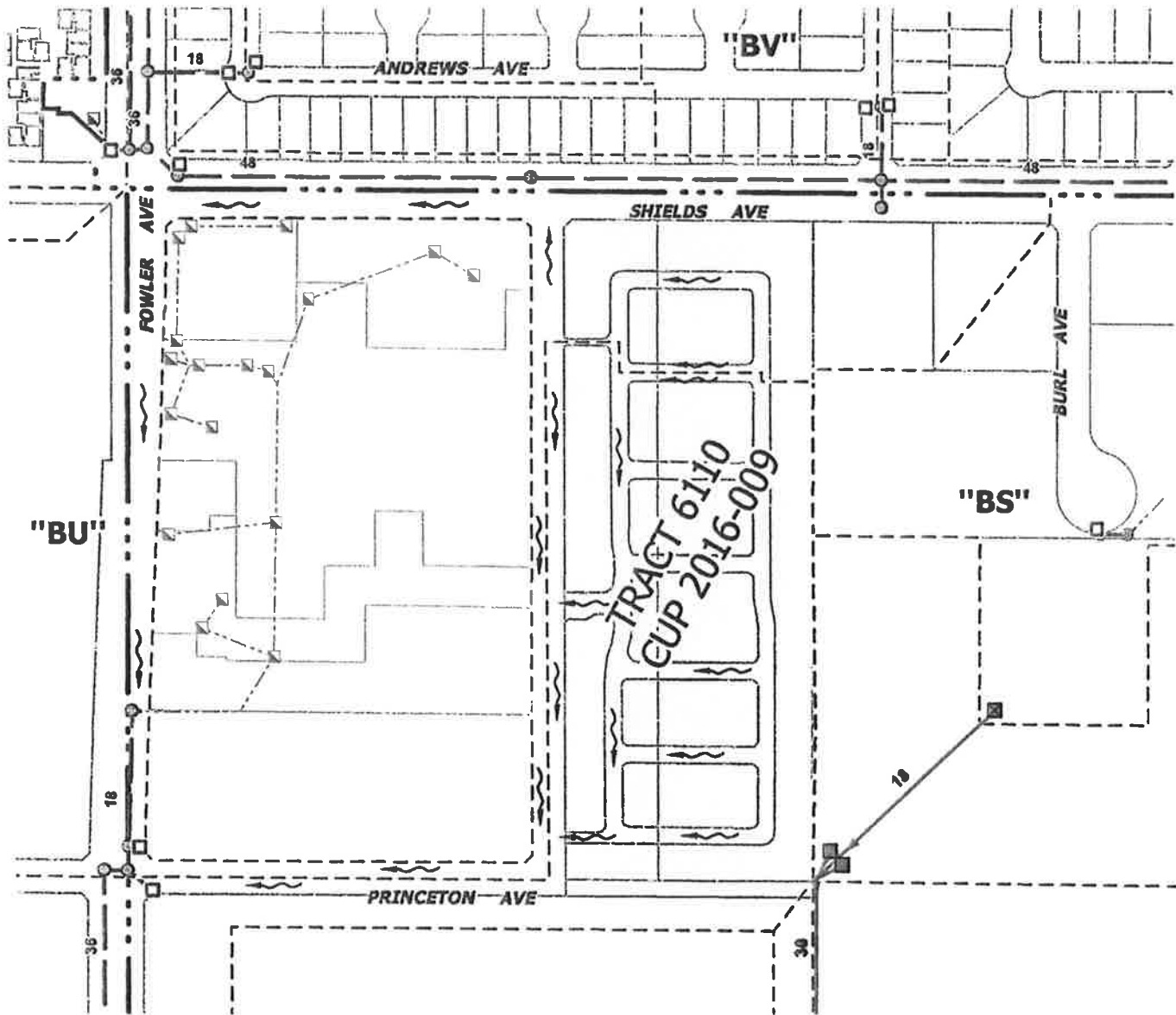
GARY G. GIANNETTA

1119 S STREET

FRESNO, CA 93721

FR CUP No. 2016-009

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



LEGEND

- — Existing Master Plan Facilities
- — Future Master Plan Facilities
- - - Private Facilities
- - - Inlet Boundary
- - - Drainage Area Boundary
- ~ Direction of Drainage



1" = 300'

TRACT 6110
CUP 2016-009
DRAINAGE AREA "BS"



EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: Keith
Date: 2/11/2010

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OTHER REQUIREMENTS
EXHIBIT NO. 2

The existing Master Plan facilities which serve the area of CUP 2016-009 were constructed to accommodate runoff generated from commercial development, consistent with the current zoning. The cost of the Master Plan facilities are to be paid for through the collection of drainage fees calculated at a commercial rate. The density of the proposed development is more consistent with an R-1 development, however, the fee rate shown on the cover sheet of this Notice of Requirements is based on an a C-M rate. Rezone 2015-009 was previously submitted lowering the density of the proposed development. As a condition of approval of the Rezone, the District required that the higher commercial density drainage fee rate be assessed.

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

Development No. CUP 2016-009

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

File No. 210.45

Page 1 of 4

PUBLIC AGENCY

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

DEVELOPER

GRANVILLE HOMES
1396 W. HERNDON AVE., SUITE 101
FRESNO, CA 93711

PROJECT NO: 6110

ADDRESS: SEC FOWLER AND SHIELDS AVE.

APN: 310-041-38, 310-740-08, 09

SENT: 3/3/16

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
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FR
TRACT No. 6110

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

Page 2 of 4

FR TRACT No. 6110

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

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☒ Grading Plan
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4. Availability of drainage facilities:
☒ a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
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☐ d. See Exhibit No. 2.

5. The proposed development:
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☒ Does not appear to be located within a flood prone area.

6. ☐ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

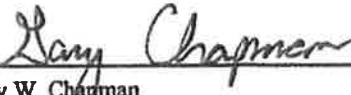
**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 3 of 4

FR TRACT No. 6110

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Debbie Campbell
Design Engineer


Gary W. Chapman
Project Engineer

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

Page 4 of 4

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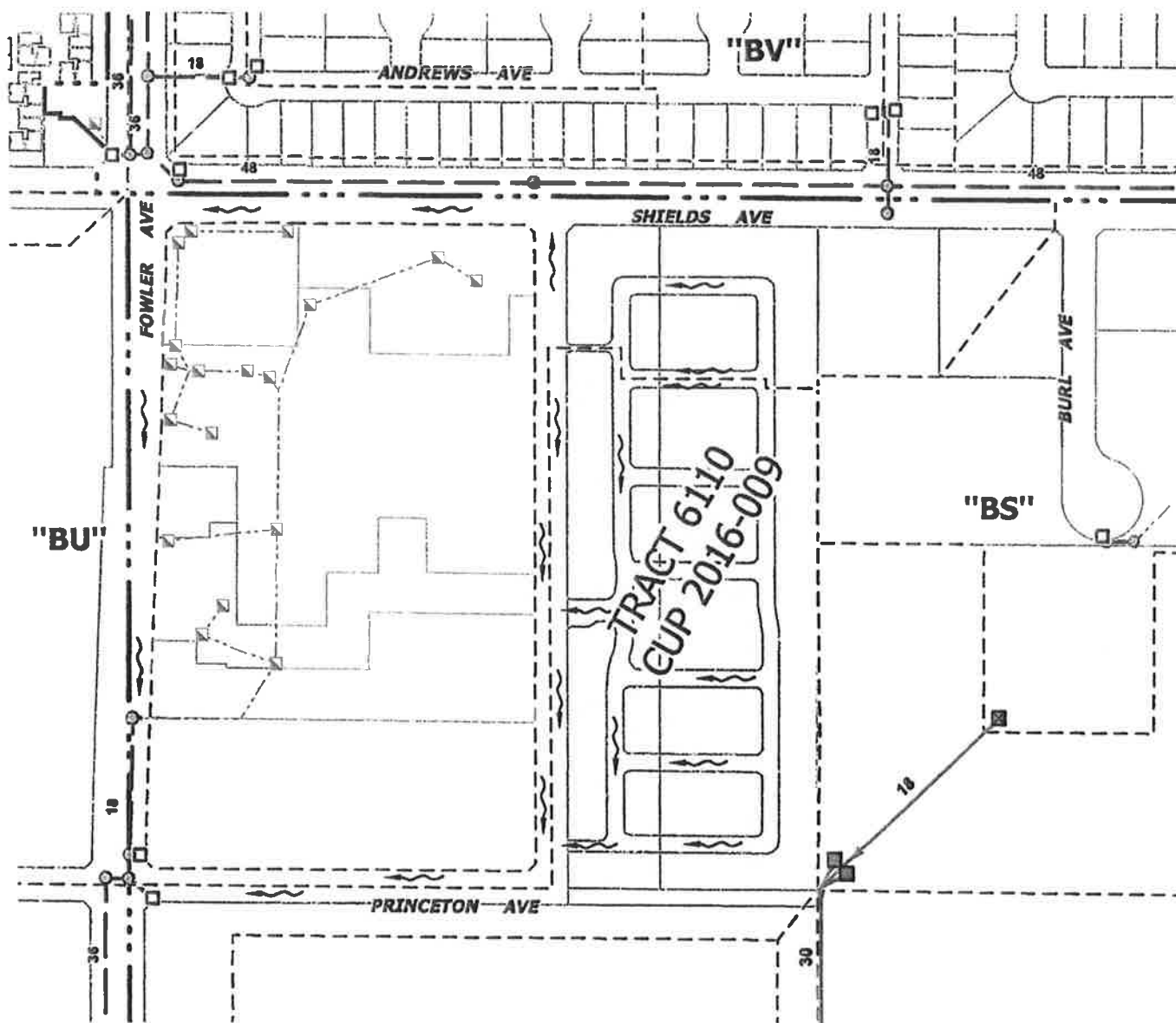
GARY G. GIANNETTA

1119 S STREET

FRESNO, CA 93721

FR TRACT No. 6110

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



LEGEND

- — Existing Master Plan Facilities
- — Future Master Plan Facilities
- Private Facilities
- - - Inlet Boundary
- - - Drainage Area Boundary
- ~ Direction of Drainage



1" = 300'

TRACT 6110
CUP 2016-009
DRAINAGE AREA "BS"



EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: Keith

Date: 2/11/2010

Path: K:\Autocad\DWGS\EXHIBIT\TRACTS\6110.mxd

OTHER REQUIREMENTS
EXHIBIT NO. 2

The existing Master Plan facilities which serve the area of Tract 6110 were constructed to accommodate runoff generated from commercial development, consistent with the current zoning. The cost of the Master Plan facilities are to be paid for through the collection of drainage fees calculated at a commercial rate. The density of the proposed development is more consistent with an R-1 development, however, the fee rate shown on the cover sheet of this Notice of Requirements is based on an a C-M rate. Rezone 2015-009 was previously submitted lowering the density of the proposed development. As a condition of approval of the Rezone, the District required that the higher commercial density drainage fee rate be assessed.

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

Development No. Tract 6110



County of Fresno

DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, DIRECTOR

February 10, 2016

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

LU0018366
2602

Dear Mr. Trejo:

PROJECT NUMBER: T-6110, C-16-009

Vesting Tentative Map of Tract No. 6110/UGM and Conditional Use Permit Application No. C-16-009 was filed by Gary Giannetta on behalf of Granville Homes and pertain to approximately 15.98 acres of property located on the southeast corner of East Shields and North Bliss Avenues. **Vesting Tentative Map of Tract No. 6110/UGM** is a request to subdivide the subject property into a 134-lot single family residential planned unit development with gated private streets. **Conditional Use Permit Application No. C-16-009** proposes modified property development standards including reduced setbacks.

APN: 310-740-08, & -09

ZONING: RS-5

ADDRESS: 6117 EAST SHIELDS AVE.

Recommended Conditions of Approval:

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

Promotion, preservation and protection of the community's health

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

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

Equal Employment Opportunity ♦ Affirmative Action ♦ Disabled Employer

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

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

REVIEWED BY:

Kevin Tsuda

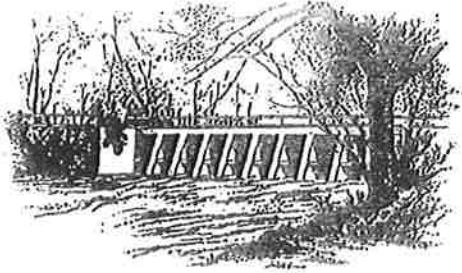
Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o=Fresno
County Department of Public Health,
ou=Environmental Health Division,
email=ktsuda@co.fresno.ca.us, c=US
Date: 2016.02.10 13:29:41 -08'00'

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

(559) 600-3271

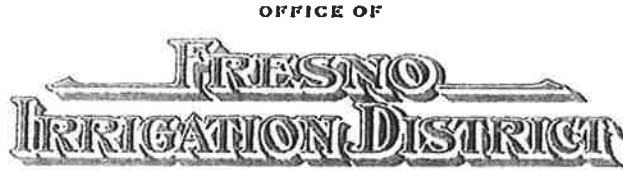
kt

cc: Glenn Allen- Environmental Health Division (CT 58.03)
Gary Giannetta- Project Engineer (garygce@sbcglobal.net)
Jeff Roberts- Applicant (jroberts@gvhomes.com)
Eric Gibbons- Applicant (rgibbons@gvhomes.com)



YOUR MOST VALUABLE RESOURCE - WATER

February 16, 2016



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

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

RE: Vesting Tentative Map of Tract No. 6110/UGM, Conditional Use Permit Application No. C-16-009
S/E Shields and Fowler Avenues
FID's Gow No. 99

Dear Mr. Trejo:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Map of Tract No. 6110/UGM and Conditional Use Permit Application No. C-16-009 for which the applicant requests to subdivide the subject property into a 134 lot single family residential planned unit development with gated private streets, the subject property is approximately 15.98 acres, APN: 310-740-08, 09. FID has the following comments:

1. This site was previously reviewed and commented on by FID on December 9, 2015 as Plan Amendment No. A-15-002 & Rezone No. R-15-009. Those comments and conditions still apply and a copy is attached for your reference.

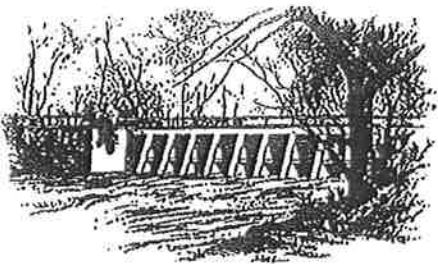
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Tract Map\6110UGM.doc



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF

FRESNO IRRIGATION DISTRICT

TELEPHONE (559) 233-7181
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93726-2208

December 9, 2015

Mr. Will Tackett
City of Fresno
Department of Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

RE: Plan Amendment No. A-15-002 & Rezone No. R-15-009
N/E Clinton and Fowler
FID's Gow Canal No. 99

Dear Mr. Tackett:

The Fresno Irrigation District (FID) has reviewed the Plan Amendment No. A-15-002 and Rezone No. R-15-009 applications, filed by Jeffrey Roberts on behalf of Fowler Development Company, pertaining to ± 6.58 acre of property located on the northeast corner of Fowler and Clinton avenues, and ± 14.37 acre property located on the northeast corner of Clinton and Fowler avenues, APN: 310-740-08 & 09, 310-041-39 & 38 (portion).

FID understands the applicant is requesting:

- Authorization to amend the Fresno General Plan and the McLane Community Plan as follows:
 - o ± 2.09 acres from Community Commercial to Medium Density Residential
 - o ± 4.47 acres from Medium-Low Density Residential to Medium Density Residential
 - o ± 14.37 acres from Urban Neighborhood to Medium Density Residential
- Authorization to amend the Official Zone Map to reclassify the subject property as follows:
 - o ± 2.09 acres from C-1/UGM/cz to the R-1/RS-5/UGM zone district
 - o ± 14.37 acres from C-M/UGM/cz to the R-1/RS-5/UGM zone district

FID's has the following comments and conditions:

Area of Concern

1. FID's Gow No. 99 runs southerly east of the subject property, APN: 310-740-09, as shown on the attached FID exhibit map, in a 20-foot wide easement recorded on March 28, 2008, as Document No. 2008-0046087, Official Records of Fresno County.
2. Records indicate that this section of the Gow No. 99 Pipeline was installed in 2014 (1 years old) as a 24-inch diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) which meets FID's standards for developed (residential, industrial, commercial) parcels or urban areas.

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

3. FID does not typically allow private facilities to encroach into its easement. If any facility is proposed within FID's easement, FID will require its review and approval. If FID allows the encroachments, the Private party will be required to enter into the appropriate agreement which will be determined by FID. FID requires all block walls and fences to be located outside of the easement. **Buildings and permanent structures will not be allowed within the easement or over the pipeline.**
4. FID requires the Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the pipeline, or result in drainage patterns that could adversely affect FID.
5. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
6. FID requires the Developer and or the Developer's engineer contact FID at their earliest convenience to discuss specific requirements.
7. If a utility is required to cross the pipeline, FID will require an agreement for that purpose. It will either be an Encroachment Agreement or Common Use of Easements Agreement.
8. FID requires its easement/property be shown on the final map with proper recording information. FID must also be made party to signing the final map.

General Comments

1. FID does not own, operate or maintain any facilities located within the subject property, APN: 310-041-39 & 38 (portion), as shown on the attached FID exhibit map.
2. The proposed development may negatively impact local groundwater supplies. The area is currently open land and a significant portion of its water supply is imported surface water, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID suggests the City require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.
3. The above comments are not to be construed as the only request FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses.

Mr. Will Tackell
RE: A-15-002 and R-15-009
December 9, 2015
Page 3 of 3

Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Sen Saetern at (559) 233-7161 extension 7406 or ssaetern@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment

ADDENDUM TO
ENVIRONMENTAL ASSESSMENT NO. A-15-002/R-15-009/C-15-167/T-6108
Dated May 4, 2016

Gary Giannetta, on behalf of Fowler Development Company Inc., has filed Vesting Tentative Tract Map No. 6110/UGM and Conditional Use Permit No. C-16-009, pertaining to approximately 14.37 net acres of property located on the southeast corner of East Shields and North Bliss Avenues. Vesting Tentative Tract Map No. 6110/UGM is a proposal to subdivide the subject property into a 136 lot single-family residential subdivision. Conditional Use Permit No. C-16-009 proposes a gated development with private streets and modified property development standards. The subject property is located within the Fresno General Plan and the McLane Community Plan, both plans designate the subject site for medium density residential (5.00 to 12.00 dwelling units per acre) planned land uses. Vesting Tentative Tract Map No. 6110/UGM proposes a 136 lot single-family residential subdivision on approximately 14.37 acres at a density of 9.46 dwelling units per acre. Thus, the subject applications are consistent with the planned land use and zoning approved for the project site and will implement the goals, objectives, and policies of the Fresno General Plan and the McLane Community Plan.

The subject property was previously planned for the Urban Neighborhood planned land use designation within the Fresno General Plan. However, on December 16, 2015, the Fresno City Planning Commission recommended approval of Plan Amendment Application No. A-15-002, which, in part, proposed to amend the Fresno General Plan and McLane Community Plan from the Urban Neighborhood Residential to the Medium Density Residential planned land use designation. Additionally, the Planning Commission recommended approval of Rezone Application No. R-15-009, which, in part, proposed to rezone the subject property from the C-M/UGM/cz (*Commercial and Light Manufacturing District/Urban Growth Management/conditions of zoning*) zone district to the RS-5/UGM (*Single Family Residential/Urban Growth Management*) zone district. Both of the above noted above applications were approved by the Fresno City Council on February 4, 2016. Mitigated Negative Declaration No. A-15-002/R-15-009/C-15-167/T-6108 was prepared for said applications and was also approved by the City Council on February 4, 2016.

Preparation of the above noted environmental assessment necessitated a thorough review of the proposed project and relevant environmental issues and considered previously prepared environmental and technical studies pertinent to the McLane Community Plan area, including the Fresno General Plan Master Environmental Impact Report (MEIR SCH No. 2012111015). These environmental and technical studies have examined projected sewage generation rates of planned urban uses, the capacity of existing sanitary sewer collection and treatment facilities, and optimum alternatives for increasing capacities; groundwater aquifer resource conditions; water supply production and distribution system capacities; traffic carrying capacity of the planned major street system; and, student generation projections and school facility site location identification.

The subject property is proposed to be developed at an intensity and scale that is permitted by the Medium Density Residential (5.00 to 12.00 dwelling units per acre) planned land use designation for the subject site as allowed pursuant to section 66474.2 of the Subdivision Map Act. Thus, the subdivision of the subject property in accordance with Vesting Tentative Tract Map No. 6110 and Conditional Use Permit No. C-16-009 will not facilitate an additional

intensification of uses beyond that which already exists or would be allowed by the above-noted planned land use designation. Moreover, it is not expected that the future development will adversely impact existing city service systems or the traffic circulation system that serves the subject property. These infrastructure findings have been verified by the Public Works and Public Utilities Departments.

Therefore, the Development and Resource Management Department proposes to adopt an addendum as related to the Mitigated Negative Declaration as prepared for Environmental Assessment No. A-15-002/R-15-009/C-15-167/T-6108 dated November 25, 2015, stating that the proposed Vesting Tentative Tract Map No. 6110/UGM and Conditional Use Permit Application No. C-16-009 has been adequately addressed through this environmental document.

Environmental Assessment No. A-15-002/R-15-009/C-15-167/T-6108 has been previously approved and contains mitigation measures that the project applicant shall abide by. A subsequent environmental assessment to EA No. A-15-002/R-15-009/C-15-167/T-6108 was not prepared for the subject project since no substantial changes are proposed with the project which require changes to the previous environmental assessment, no substantial changes have occurred with respect to the circumstances under which the environmental assessment was approved, and there is no new information of substantial importance regarding the proposed project. **Therefore, this addendum to Environmental Assessment No. A-15-002/R-15-009/C-15-167/T-6108 is appropriate with the requirement that all mitigation measures shall be complied with for Vesting Tentative Tract Map No. 6110 and Conditional Use Permit Application No. C-16-009.**

<p style="text-align: center;">CITY OF FRESNO</p> <p style="text-align: center;">MITIGATED NEGATIVE DECLARATION</p>		<p>Notice of Intent was filed with:</p> <p>FRESNO COUNTY CLERK 2221 Kern Street Fresno, California 93721</p> <p style="text-align: center;">on</p> <p style="text-align: center;">November 25, 2015</p>
<p>The full Initial Study and the Fresno General Plan Master Environmental Impact Report are on file in the Development and Resource Management Department, Fresno City Hall, 3rd Floor 2600 Fresno Street Fresno, California 93721 (559) 621-8277</p>	<p>ENVIRONMENTAL ASSESSMENT NUMBER:</p> <p><u>A-15-002 / R-15-009 / C-15-167 / T-6108</u></p>	
<p>APPLICANT:</p> <p>Fowler Development Company, Inc. 1396 West Herndon Avenue, Suite 101 Fresno, CA 93711</p>	<p>PROJECT LOCATION:</p> <p><u>6117 East Shields Avenue</u></p> <p>± 14.37 acres of property located at the southeast corner of East Shields and North Bliss Avenues, in the City and County of Fresno, California</p> <p>Site Latitude: 36°46'39.00" N Site Longitude: 119°40'43.00" W</p> <p>Mount Diablo Base & Meridian, Township 13S, Range 21E Section 27 – Clovis, CA Quadrangle</p> <p>Assessor's Parcel Number(s): 310-740-08 & 09</p> <p><u>2534 North Fowler Avenue</u></p> <p>± 6.56 acres of property located on the northeast corner of North Fowler and East Clinton Avenues, in the City and County of Fresno, California</p> <p>Site Latitude: 36°46'22.00" N Site Longitude: 119°40'54.00" W</p> <p>Mount Diablo Base & Meridian, Township 13S, Range 21E Section 27 – Clovis, CA Quadrangle</p> <p>Assessor's Parcel Number(s): 310-041-38 & 39</p>	
<p>PROJECT DESCRIPTION:</p> <p>Fowler Development Company, Inc. has filed Plan Amendment Application No. A-15-002, Rezone Application No. R-15-009, Conditional Use Permit Application No. C-15-167, and Vesting Tentative Tract Map No. 6108/UGM pertaining to approximately 6.56 acres of property located at the northeast corner of the intersection of North Fowler and East Clinton Avenues and approximately 14.37 acres of property located at the southeast corner of the intersection of East Shields and North Bliss Avenues.</p> <p>Plan Amendment Application No. A-15-002 proposes to amend the Fresno General Plan and McLane Community Plan to change the planned land use designation for the approximately 6.56 acre portion</p>		

of the subject property from Community Commercial (2.09 ac.) and Medium-Low Density Residential (4.47 ac.) to Medium Density Residential; and to change the planned land use designation for the approximately 14.37 acre portion of the subject property from Urban Neighborhood to Medium Density Residential.

Rezone Application No. R-15-009 proposes to rezone the approximately 2.09 acre portion of the subject property from the C-1/UGM/cz (*Neighborhood Shopping Center/Urban Growth Management/with conditions of zoning*) zone district to the R-1/RS-5/UGM (*Single Family Residential/Urban Growth Management*) zone district; and, to rezone the approximately 14.37 acre portion of the subject property from the C-M/UGM/cz (*Commercial and Light Manufacturing/Urban Growth Management/with conditions of zoning*) zone district to the R-1/RS-5/UGM (*Single Family Residential/Urban Growth Management*) zone district.

Conditional Use Permit Application No. C-15-167 and Vesting Tentative Tract Map No. 6108/UGM have been filed requesting authorization to subdivide the approximately 6.56 acres of property located at the northeast corner of the intersection of North Fowler and East Clinton Avenue for purposes of creating a 55-lot single family residential public street planned development.

The project will require dedications for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.

The subject property is located within the boundaries of the Fresno General Plan and McLane Community Plan.

The City of Fresno has conducted an initial study and proposes to adopt a Mitigated Negative Declaration for the above-described project. The environmental analysis contained in the Initial Study and this Mitigated Negative Declaration is tiered from the Master Environmental Impact Report (SCH # 2012111015) prepared for the Fresno General Plan ("MEIR"). A copy of the MEIR may be reviewed in the City of Fresno Development and Resource Management Department as noted above. The proposed project has been determined to be a subsequent project that is not fully within the scope of the Master Environmental Impact Report ("MEIR") prepared for the Fresno General Plan. Pursuant to Public Resources Code § 21157.1 and California Environmental Quality Act (CEQA) Guidelines § 15177, this project has been evaluated with respect to each item on the attached environmental checklist to determine whether this project may cause any additional significant effect on the environment which was not previously examined in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available.

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

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


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

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

For some categories of potential impacts, the checklist may indicate that a specific adverse environmental effect has been identified which is of sufficient magnitude to be of concern. Such an effect may be inherent in the nature and magnitude of the project, or may be related to the design and characteristics of the individual project. Effects so rated are not sufficient in themselves to require the preparation of an Environmental Impact Report, and have been mitigated to the extent feasible. With the project specific mitigation imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR. Both the MEIR mitigation checklist measures and the project-specific mitigation checklist measures will be imposed on this project.

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

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

PREPARED BY: Will Tackett, Supervising Planner	SUBMITTED BY:  Will Tackett, Supervising Planner DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT
DATE: November 25, 2015	
Attachments:	<ul style="list-style-type: none">-Notice of Intent-Initial Study Impact Checklist and Initial Study (Appendix G)-City of Fresno General Plan and Development Code Update Mitigation and Monitoring Reporting Program dated November 25, 2015- Project Specific Mitigation Monitoring Checklist dated November 25, 2015

CITY OF FRESNO

NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

EA No. A-15-002/R-15-009/C-15-167/T-6108

Plan Amendment Application No. A-15-002
 Rezone Application No. R-15-009
 Conditional Use Permit Application No. C-15-167
 Vesting Tentative Tract Map No. 6108/UGM

APPLICANT:

Fowler Development Company, Inc.
 1396 West Herndon Avenue, Suite 101
 Fresno, CA 93711

PROJECT LOCATION:

6117 East Shields Avenue

± 14.37 acres of property located at the southeast corner of
 East Shields and North Bliss Avenues, in the City and
 County of Fresno, California

Site Latitude: 36°46'39.00" N

Site Longitude: 119°40'43.00" W

Mount Diablo Base & Meridian, Township 13S, Range 21E
 Section 27 – Clovis, CA Quadrangle

Assessor's Parcel Number(s): 310-740-08 & 09

2534 North Fowler Avenue

± 6.56 acres of property located on the northeast corner of
 North Fowler and East Clinton Avenues, in the City and
 County of Fresno, California

Site Latitude: 36°46'22.00" N

Site Longitude: 119°40'54.00" W

Mount Diablo Base & Meridian, Township 13S, Range 21E
 Section 27 – Clovis, CA Quadrangle

Assessor's Parcel Number(s): 310-041-38 & 39

Filed with:

FILED
 NOV 25 2015
 By [Signature] FRESNO COUNTY CLERK
 DEPUTY

FRESNO COUNTY CLERK
 2221 Kern Street, Fresno, CA
 93721

PROJECT DESCRIPTION:

Fowler Development Company, Inc. has filed Plan Amendment Application No. A-15-002, Rezone Application No. R-15-009, Conditional Use Permit Application No. C-15-167, and Vesting Tentative Tract Map No. 6108/UGM pertaining to approximately 6.56 acres of property located at the northeast corner of the intersection of North Fowler and East Clinton Avenues and approximately 14.37 acres of property located at the southeast corner of the intersection of East Shields and North Bliss Avenues.

Plan Amendment Application No. A-15-002 proposes to amend the Fresno General Plan and McLane Community Plan to change the planned land use designation for the approximately 6.56 acre portion of the subject property from Community Commercial (2.09 ac.) and Medium-Low Density Residential (4.47 ac.) to Medium Density Residential; and to change the planned land use designation for the approximately 14.37 acre portion of the subject property from ~~Light Industrial~~ *Urban Neighborhood* to Medium Density Residential.

Rezone Application No. R-11-003 proposes to rezone the approximately 2.09 acre portion of the subject property from the C-1/UGM/cz (*Neighborhood Shopping Center/Urban Growth Management/with conditions of zoning*) zone district to the R-1/RS-5/UGM (*Single Family Residential/Urban Growth Management*) zone district; and, to rezone the approximately 14.37 acre portion of the subject property from the C-M/UGM/cz (*Commercial and Light Manufacturing/Urban Growth Management/with conditions of zoning*) zone district to the R-1/RS-5/UGM (*Single Family Residential/Urban Growth Management*) zone district.

Conditional Use Permit Application No. C-15-167 and Vesting Tentative Tract Map No. 6108/UGM have been filed requesting authorization to subdivide the approximately 6.56 acres of property located at the northeast corner of the intersection of North Fowler and East Clinton Avenue for purposes of creating a 55-lot single family residential public street planned development.

The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is not fully within the scope of the Master Environmental Impact Report (MEIR) prepared for the Fresno General Plan (SCH # 2012111015). Therefore, the Development and Resource Management Department proposes to adopt a Mitigated Negative Declaration for this project.

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

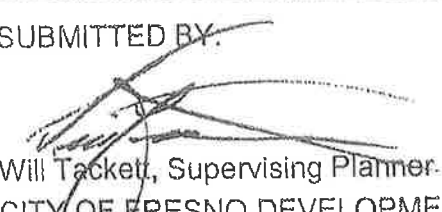
Additional information on the proposed project, including the MEIR, the proposed environmental finding of a mitigated negative declaration and the initial study may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor Fresno, California 93721-3604. Please contact Will Tackett at (559) 621-8063 or via e-mail at Will.Tackett@fresno.gov for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on December 15, 2015. Please direct comments to Will Tackett, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3076, Fresno, California, 93721-3604; or by email to Will.Tackett@fresno.gov; or comments can be sent by facsimile to (559) 498-1026.

INITIAL STUDY PREPARED BY:
Will Tackett, Supervising Planner

DATE: November 25, 2015

SUBMITTED BY:


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

**MODIFIED APPENDIX G / INITIAL STUDY TO ANALYZE
SUBSEQUENT PROJECT IDENTIFIED IN CERTIFIED MASTER ENVIRONMENTAL
IMPACT REPORT (MEIR) SCH NO. 2012111015**

**Environmental Checklist Form
For EA No. A-15-002/R-15-009/C-15-167/T-6108**

1. **Project title:**
Plan Amendment Application No. A-15-002;
Rezone Application No. R-15-009;
Conditional Use Permit Application No. C-15-167; and,
Vesting Tentative Tract Map No. 6108/UGM

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

3. **Contact person and phone number:**
Will Tackett, Supervising Planner
City of Fresno
Development & Resource Management Department
(559) 621-8063

4. **Project location:**
6117 East Shields Avenue

± 14.37 acres of property located at the southeast corner of East Shields and
North Bliss Avenues, in the City and County of Fresno, California

Site Latitude: 36°46'39.00" N
Site Longitude: 119°40'43.00" W

Assessor's Parcel Number(s): 310-740-08 & 09

2534 North Fowler Avenue

± 6.56 acres of property located on the northeast corner of North Fowler and
East Clinton Avenues, in the City and County of Fresno, California

Site Latitude: 36°46'22.00" N
Site Longitude: 119°40'54.00" W

Mount Diablo Base & Meridian, Township 13S, Range 21E
Section 27 – Clovis, CA Quadrangle
Assessor's Parcel Number(s): 310-041-38 & 39

5. **Project sponsor's name and address:**

Fowler Development Company, Inc.
1396 West Herndon Avenue, Suite 101
Fresno, CA 93711

6. **General plan designation:**

Existing: Community Commercial (± 2.09 ac.);
Medium-Low Density Residential (± 4.47 ac.); and,
Urban Neighborhood (± 14.37 ac.)

Proposed: Medium Density Residential (± 20.93 ac.)

7. **Zoning:**

Existing: C-1/UGM/cz (*Neighborhood Shopping Center/Urban Growth Management/with conditions of zoning*) – (± 2.09 ac.);
R-1/UGM/cz (*Single Family Residential/Urban Growth Management/with conditions of zoning*) – (± 4.47 ac.); and,
C-M/UGM/cz (*Commercial and Light Manufacturing/Urban Growth Management/with conditions of zoning*) – (± 14.37 ac.)

Proposed: R-1/RS-5/UGM (*Single Family Residential/Urban Growth Management/with conditions of zoning*) – (± 20.93 ac.)

8. **Description of project:**

Fowler Development Company, Inc. has filed Plan Amendment Application No. A-15-002, Rezone Application No. R-15-009, Conditional Use Permit Application No. C-15-167, and Vesting Tentative Tract Map No. 6108/UGM pertaining to approximately 6.56 acres of property located at the northeast corner of the intersection of North Fowler and East Clinton Avenues and approximately 14.37 acres of property located at the southeast corner of the intersection of East Shields and North Bliss Avenues.

Plan Amendment Application No. A-15-002 proposes to amend the Fresno General Plan and McLane Community Plan to change the planned land use designation for the approximately 6.56 acre portion of the subject property from Community Commercial (2.09 ac.) and Medium-Low Density Residential (4.47 ac.) to Medium Density Residential; and to change the planned land use designation for the approximately 14.37 acre portion of the subject property from Urban Neighborhood to Medium Density Residential.

Rezone Application No. R-15-009 proposes to rezone the approximately 2.09 acre portion of the subject property from the C-1/UGM/cz (*Neighborhood Shopping Center/Urban Growth Management/with conditions of zoning*) zone district to the R-1/RS-5/UGM (*Single Family Residential/Urban Growth Management*) zone district; and, to rezone the approximately 14.37 acre portion of the subject property from the C-M/UGM/cz (*Commercial and Light Manufacturing/Urban Growth Management/with conditions of zoning*) zone district to the R-1/RS-5/UGM (*Single Family Residential/Urban Growth Management*) zone district.

Conditional Use Permit Application No. C-15-167 and Vesting Tentative Tract Map No. 6108/UGM have been filed requesting authorization to subdivide the approximately 6.56 acres of property located at the northeast corner of the intersection of North Fowler and East Clinton Avenue for purposes of creating a 55-lot single family residential public street planned development.

The project will require dedications for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.

The subject property is located within the boundaries of the Fresno General Plan and McLane Community Plan.

9. Surrounding land uses and setting:

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium-Low Density Residential	R-1/UGM <i>Single Family Residential District / Urban Growth Management</i>	Single Family Residential
East	Business Park & Medium-Low Density Residential	C-M/UGM/cz <i>Commercial & Light Manufacturing District / Urban Growth Management/with conditions of zoning</i> & R-1/UGM <i>Single Family Residential District / Urban Growth Management</i>	Vacant & Single Family Residential
South	Medium-Low Density Residential & Medium Density Residential	R-1/UGM <i>Single Family Residential District / Urban Growth Management</i> & AL-20 (Fresno County) <i>Limited 20-Acre Agricultural District (Fresno County)</i>	Single Family Residential
West	Business Park & Light Industrial	C-M/UGM/cz <i>Commercial & Light Manufacturing District / Urban Growth Management/with conditions of zoning</i> & M-1/UGM <i>Light Manufacturing District / Urban Growth Management</i>	Light Industrial / Vacant

10. Other public agencies whose approval is required:

Development and Resource Management Department, Building & Safety Services Division; Department of Public Works; Department of Public Utilities; County of Fresno, Department of Community Health; City of Fresno Fire Department; Fresno Metropolitan Flood Control District; San Joaquin Valley Air Pollution Control District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Pursuant to Public Resources Code Section 21157.1(b) and CEQA Guidelines 15177(b)(2), the purpose of this initial study is to analyze whether the subsequent project was described in the Master Environmental Impact Report State Clearing House (SCH) No. 111015 as prepared and adopted for the Fresno General Plan and whether the subsequent project may cause any additional significant effect on the environment, which was not previously examined in Master Environmental Impact Report SCH No. 111015 ("MEIR").

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

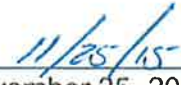
☐ I find that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR because it would have no additional significant effects that were not examined in the MEIR such that no new additional mitigation measures or alternatives may be required. All applicable mitigation measures contained in the Mitigation Monitoring Checklist shall be imposed upon the proposed project. A FINDING OF CONFORMITY will be prepared.

☒ I find that the proposed project is a subsequent project identified in the MEIR but that it is not fully within the scope of the MEIR because the proposed project could have a significant effect on the environment that was not examined in the MEIR. However, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. The project specific mitigation measures and all applicable mitigation measures contained in the MEIR Mitigation Monitoring Checklist will

be imposed upon the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

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


Will Tackett, Supervising Planner


November 25, 2015

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

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

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

9. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

10. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

11. The explanation of each issue should identify:

- a. The significance criteria or threshold, if any, used to evaluate each question; and
- b. The mitigation measure identified, if any, to reduce the impact to less than significance

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

The site is located within an area which is predominantly planned for urban residential uses east of North Fowler Avenue.

Properties located to the north of the subject property have been have been developed with single family residences and properties to the east have either been developed with

single family residences or have have been previously approved for future development with single family residences. Therefore, due to the relatively flat topography of the subject and adjacent properties as well as the poor air quality that reduce existing views within the project area as a whole, a less than significant impact will result to views of highly valued features such as the Sierra Nevada foothills from future development on and in the vicinity of the subject property. No identified or designated public or scenic vistas will be obstructed by the proposed project and no scenic resources will be damaged or removed.

The project will not damage nor will it degrade the visual character or quality of the subject site and its surroundings, given that the project site is in an area planned and approved for residential development to the north, east, south and west of the subject property. Future development of the site will create a new source of substantial light or glare within the area. However, given that the majority of the project site is already surrounded by existing urban, residential and industrial development which already affects day and night time views in the project area, no significant impact will occur. Furthermore, through the entitlement process, staff will ensure that lights are located in areas that will minimize light sources to the neighboring properties in accordance with project specific mitigation measures of the MEIR. As a result, the project will have no impact on aesthetics.

In conclusion, the project will not result in any aesthetic impacts beyond those analyzed in MEIR SCH No. 2012111015 prepared for the Fresno General Plan.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. -- Would the project:				

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Based upon the 2012 Rural Mapping Edition: Fresno County Important Farmland Map of the California Department of Conservation, the subject property is designated as "Farmland of Local Importance"; defined as all farmable lands within Fresno County that do not meet the definition of Prime, Statewide, or Unique. This includes land that is or has been used for irrigated pasture, dryland farming, confined livestock and dairy, poultry facilities, aquaculture and/or grazing land.

The subject property remains vacant, fallow, land which has not been under cultivation since at least 2008. The subject properties were previously zoned for urban development consistent with the preceding 2025 Fresno General Plan; the proposed

amendments to land uses and zoning bring the subject properties into closer conformance with the current Fresno General Plan.

The Fresno General Plan MEIR analyzed “project specific” impacts associated with future development within the Planning Area (Sphere of Influence) as well as the cumulative impacts factored from future development in areas outside of the Planning Area. The MEIR identifies locations within the Planning Area that have been designated as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance through the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation. The analysis of impacts contained within the MEIR acknowledges that Fresno General Plan implementation anticipates all of the FMMP-designated farmland within the Planning Area being converted to uses other than agriculture. Furthermore, the MEIR acknowledges that the anticipated conversion is a significant impact on agricultural resources.

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

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

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

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

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

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

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

The adopted Statements of Overriding Considerations for the MEIR addressed Findings of Significant Unavoidable Impacts within the categories/areas of Agricultural Resources; citing specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers as project goals, each and all of which were deemed and considered by the Fresno City Council to be benefits, which outweighed the unavoidable adverse environmental effects attributed to development occurring within the City of Fresno Sphere of Influence (SOI), consistent with the land uses, densities, and intensities set forth in the Fresno General Plan.

The subject properties are located within the incorporated boundary of the City of Fresno and are located within an area which has been predominantly developed with urban uses or which have been previously approved for development with urban uses. Furthermore, the subject properties are not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Furthermore, the project will not result in the conversion of farmland to non-agricultural use. Therefore, the proposed project is consistent with the goals, objective and policies of the Fresno General Plan as referenced herein above; and, will not result in the premature conversion of agricultural lands or constitute a detriment to the management of agricultural resources and/or facilities important to the metropolitan area.

The subject sites are not under a Williamson Act contract. Therefore, the proposed project on the subject site will not affect existing agriculturally zoned or Williamson Act contract parcels.

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

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

In conclusion, the proposed project is fully within the scope of the Fresno General Plan and would not result in any agriculture and forestry resource environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>III. AIR QUALITY AND GLOBAL CLIMATE CHANGE - (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) -</p> <p>Would the project:</p>				
a) Conflict with or obstruct implementation of the applicable air quality plan (e.g., by having potential emissions of regulated criterion pollutants which exceed the San Joaquin Valley Air Pollution Control Districts (SJVAPCD) adopted thresholds for these pollutants)?		X		
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?				X

Setting

The subject site is located in Fresno County and within the San Joaquin Valley Air Basin (SJVAB). This region has had chronic non-attainment of federal and state clean air standards for ozone/oxidants and particulate matter due to a combination of topography and climate. The San Joaquin Valley (Valley) is hemmed in on three sides by mountain ranges, with prevailing winds carrying pollutants and pollutant precursors from urbanized areas to the north (and in turn contributing pollutants and precursors to downwind air basins). The Mediterranean climate of this region, with a high number of sunny days and little or no measurable precipitation for several months of the year, fosters photochemical reactions in the atmosphere, creating ozone and particulate matter.

Regional factors affect the accumulation and dispersion of air pollutants within the SJVAB.

Air pollutant emissions overall are fairly constant throughout the year, yet the concentrations of pollutants in the air vary from day to day and even hour to hour. This variability is due to complex interactions of weather, climate, and topography. These factors affect the ability of the atmosphere to disperse pollutants. Conditions that move and mix the atmosphere help disperse pollutants, while conditions that cause the atmosphere to stagnate allow pollutants to concentrate. Local climatological effects, including topography, wind speed and direction, temperature, inversion layers, precipitation, and fog can exacerbate the air quality problem in the SJVAB.

The SJVAB is approximately 250 miles long and averages 35 miles wide, and is the second largest air basin in the state. The SJVAB is defined by the Sierra Nevada in the east (8,000 to 14,000 feet in elevation), the Coast Ranges in the west (averaging 3,000 feet in elevation), and the Tehachapi mountains in the south (6,000 to 8,000 feet in elevation). The Valley is basically flat with a slight downward gradient to the northwest. The Valley opens to the sea at the Carquinez Straits where the San Joaquin-Sacramento Delta empties into San Francisco Bay. The Valley, thus, could be considered a "bowl" open only to the north.

During the summer, wind speed and direction data indicate that summer wind usually originates at the north end of the Valley and flows in a south-southeasterly direction

through the Valley, through Tehachapi pass, into the Southeast Desert Air Basin. In addition, the Altamont Pass also serves as a funnel for pollutant transport from the San Francisco Bay Area Air Basin into the region.

During the winter, wind speed and direction data indicate that wind occasionally originates from the south end of the Valley and flows in a north-northwesterly direction. Also during the winter months, the Valley generally experiences light, variable winds (less than 10 mph). Low wind speeds, combined with low inversion layers in the winter, create a climate conducive to high carbon monoxide (CO) and particulate matter (PM10 and PM2.5) concentrations. The SJVAB has an "Inland Mediterranean" climate averaging over 260 sunny days per year. The Valley floor is characterized by warm, dry summers and cooler winters. For the entire Valley, high daily temperature readings in summer average 95°F. Temperatures below freezing are unusual. Average high temperatures in the winter are in the 50s, but highs in the 30s and 40s can occur on days with persistent fog and low cloudiness. The average daily low temperature is 45°F.

The vertical dispersion of air pollutants in the Valley is limited by the presence of persistent temperature inversions. Solar energy heats up the Earth's surface, which in turn radiates heat and warms the lower atmosphere. Therefore, as altitude increases, the air temperature usually decreases due to increasing distance from the source of heat. A reversal of this atmospheric state, where the air temperature increases with height, is termed an inversion. Inversions can exist at the surface or at any height above the ground, and tend to act as a lid on the Valley, holding in the pollutants that are generated here.

Regulations

The San Joaquin Valley Air Pollution Control District (SJVAPCD) is the local regional jurisdictional entity charged with attainment planning, rulemaking, rule enforcement, and monitoring under Federal and State Clean Air Acts and Clean Air Act Amendments.

The Master Environmental Impact Report (MEIR) prepared for the Fresno General Plan and Policy RC-4-c of the Fresno General Plan require that computer models used by the SJVAPCD be used to analyze development projects and estimate future air pollutant emissions that can be expected to be generated from operational emissions (vehicular traffic associated with the project), area-wide emissions (sources such as ongoing maintenance activities and use of appliances), and construction activities.

CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects. The model quantifies direct emissions from construction and operations (including vehicle and off-road equipment use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or

removal, and water use. Further, the model identifies mitigation measures to reduce criteria pollutant and GHG emissions along with calculating the benefits achieved from measures chosen by the user. The GHG mitigation measures were developed and adopted by the California Air Pollution Control Officers Association (CAPCOA).

In addition to the above-mentioned factors, the CalEEMod computer model evaluates the following emissions: ozone precursors (Reactive Organic Gases (ROG)) and NOX; CO, SOX, both regulated categories of particulate matter, and the greenhouse gas carbon dioxide (CO2). The model incorporates geographically-customized data on local vehicles, weather, and SJVAPCD Rules.

The analysis was conducted using the CalEEMod Model, Version 2013.2.2. For purposes of this analysis the project has been evaluated with consideration to: (1) The conversion of approximately 2.09 acres of Community Commercial planned area to Medium Density Residential (5.0-12 dwelling units/acre) use for purposes of constructing 18 single family residential units; and, (2) The conversion of approximately 14.37 acres of Urban Neighborhood (16-30 dwelling units/acre) planned area to Medium Density Residential for purposes of constructing 134 single family residential units and would result in 1,304 Average Daily Trips (ADT).

Construction Emissions – Short Term

It was assumed that the project would be constructed in one phase, over a two-year period. Construction equipment estimates were based on CalEEMod default assumptions. In accordance with District guidance, the architectural coatings were assumed to be mitigated in accordance with CalEEMod default assumptions. Total emissions from project construction are below the District's threshold levels. The project will meet all of the SJVAPCD's construction fleet and control requirements.

Project Construction Emissions

<i>[all data given in tons/year]</i>	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
2016 Construction	0.55	4.91	3.67	0.005	0.57	0.39	463.00
2017 Construction	2.76	1.61	1.30	0.002	0.13	0.10	178.47
Project Total	3.31	6.52	4.97	0.007	0.70	0.50	641.48
District Thresholds	10	10	N/A	N/A	15	15	N/A

The analysis determined that the proposed project will not exceed the threshold of significance limits for regulated air pollutants. During the construction phase of this project grading and trenching on the site may generate particulate matter pollution through fugitive dust emissions. SJVAPCD Regulation VIII addresses not only construction and demolition dust control measures, but also regulates ongoing maintenance of open ground areas that may create entrained dust from high winds. The applicant is required to provide landscaping on the project site which will contain trees to assist in the absorption of air pollutants, reduce ozone levels, and curtail storm water runoff.

Operational Emissions – Long Term

Operational emissions include emissions associated with area sources (energy use, landscaping, etc.) and vehicle emissions. Emissions from each phase of the project were estimated using the CalEEMod model. The average trips were based on default assumptions in the CalEEMod model, verified by the Traffic Impact Study that was conducted for the project.

Project Annual Operational Emissions

<i>[all data given in tons/year]</i>	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Area	1.70	0.06	4.19	0.010	0.51	0.51	134.23
Mobile	1.20	4.04	13.53	0.001	1.66	0.05	2,091.26
Project Totals	2.90	4.11	17.72	0.011	2.17	0.56	2,225.49
District Thresholds	10	10	N/A	N/A	15	15	N/A

Project specific emissions of criteria pollutants will not exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Project specific criteria pollutant emissions would have no significant adverse impact on air quality.

These project emissions as a percentage of the area source, energy use, and vehicle emissions within Fresno County are very small and the project's overall contribution to the overall emissions is negligible. There is no air quality or global climate change impacts perceived to occur as a result of the proposed project. Both short and long term impacts associated with construction and operation are below the District's significance thresholds.

The SJVAPCD has developed the San Joaquin Valley 1991 California Clean Air Act Air Quality Attainment Plan (AQAP), which continues to project nonattainment for the above-noted pollutants in the future. This project will be subject to applicable SJVAPCD rules, regulations, and strategies. In addition, the project may be subject to the SJVAPCD Regulation VIII, Fugitive Dust Rules, related to the control of dust and fine particulate matter. This rule mandates the implementation of dust control measures to reduce the potential for dust to the lowest possible level. The plan includes a number of strategies to improve air quality including a transportation control strategy and a vehicle inspection program.

At full build-out the proposed project would result in development exceeding 50 residential dwelling units. Therefore, the proposed project would be subject to District Rule 9510 (Indirect Source Review). District Rule 9510 was adopted to provide emission reductions needed by the SJVAPCD to demonstrate attainment of the federal PM10 standard and contributed reductions that assist in attaining federal ozone standards. Rule 9510 also contributes toward attainment of state standards for these pollutants. The District's Regulation VIII – Fugitive PM10 prohibitions requires controls for sources of particulate matter necessary for attaining the federal PM10 standards and

achieving progress toward attaining the state PM10 Standards. Rule 2201 – New and Modified Stationary Source Review requires new and modified stationary/industrial sources provide emission controls and offsets that ensure stationary sources decline over time and do not impact the applicable air quality plans.

Compliance with these rules and regulations is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.

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

The proposed project on the subject site will not expose sensitive receptors to substantial pollutant concentrations. The proposed project is not proposing a use which will create objectionable odors.

Based upon the information and analyses referenced herein above, the project will not occur at a scale or scope with potential to contribute substantially or cumulatively to existing or projected air quality violations, impacts, or increases of criteria pollutants for which the San Joaquin Valley region is under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors). The proposed project will comply with all applicable air quality plans. Therefore, no violations of air quality standards will occur and no net increase of pollutants will occur.

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

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the air quality related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 111015 Fresno General Plan Mitigation

Monitoring Checklist dated November 25, 2015.

2. The proposed project shall implement and incorporate the air quality related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated November 25, 2015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

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

The proposed project would not directly affect any sensitive, special status, or candidate species, nor would it modify any habitat that supports them. There is no riparian habitat or any other sensitive natural community identified in the vicinity of the proposed project by the California Department of Fish and Game or the US Fish and Wildlife Service. No federally protected wetlands are located on the subject site. Therefore, there would be no impacts to species, riparian habitat or other sensitive communities and wetlands. There are also no bodies of water on the subject site or in the immediate vicinity of the subject site. The proposed project would have no impact on the movement of migratory fish or wildlife species or on established wildlife corridors or wildlife nursery sites. No local policies regarding biological resources are applicable to the subject site and there would be no impacts with regard to those plans.

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

Finally, no actions or activities resulting from the implementation of the proposed project would have the potential to affect floral, or faunal species; or, their habitat. Therefore, there would be no impacts.

In conclusion, the project is fully within the scope of the Fresno General Plan and will not result in any biological resource impacts beyond those analyzed in MEIR SCH No.

2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

There are no structures which exist within the project area that are listed in the National or Local Register of Historic Places, and the subject site is not within a designated historic district. There are no known archaeological or paleontological resources that exist within the project area; previously unknown paleontological resources or undiscovered human remains could be disturbed during project construction. There is no evidence that cultural resources of any type (including historical, archaeological, paleontological, or unique geologic features) exist on the subject property. Past record searches for the region have not revealed the likelihood of cultural resources on the subject property or in its immediate vicinity. Therefore, it is not expected that the proposed project may impact cultural resources. It should be noted however, that lack of surface evidence of historical resources does not preclude the subsurface existence of archaeological resources.

Therefore, due to the ground disturbing activities that will occur as a result of the project, the measures within the Master Environmental Impact Report SCH No. 2012111015 for the Fresno General Plan, Mitigation Monitoring Checklist to address archaeological resources, paleontological resources, and human remains will be employed to guarantee that should archaeological and/or animal fossil material be

encountered during project excavations, then work shall stop immediately; and, that qualified professionals in the respective field are contacted and consulted in order to ensure that the activities of the proposed project will not involve physical demolition, destruction, relocation, or alteration of historic, archaeological, or paleontological resources.

In conclusion, with MEIR mitigation measures incorporated, the project will not result in any cultural resource impacts beyond those analyzed in MEIR SCH No. 2012111015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

There are no geologic hazards or unstable soil conditions known to exist on the site. The existing topography is flat with no apparent unique or significant land forms such as vernal pools. Development of the property requires compliance with grading and drainage standards of the City of Fresno and the Fresno Metropolitan Flood Control District (FMFCD) Standards. Grade differentials at property lines must be limited to one foot or less, or a cross-drainage covenant must be executed with affected adjoining property owners.

Fresno has no known active earthquake faults and is not in any Alquist-Priolo Special Studies Zones. The immediate Fresno area has extremely low seismic activity levels, although shaking may be felt from earthquakes whose epicenters lie to the east, west, and south. Known major faults are over 50 miles distant and include the San Andreas Fault, Coalinga area blind thrust fault(s), and the Long Valley, Owens Valley, and White Wolf/Tehachapi fault systems. The most serious threat to Fresno from a major earthquake in the Eastern Sierra would be flooding that could be caused by damage to dams on the upper reaches of the San Joaquin River.

Fresno is classified by the State as being in a moderate seismic risk zone, Category "C" or "D," depending on the soils underlying the specific location being categorized and that location's proximity to the nearest known fault lines. All new structures are required to conform to current seismic protection standards in the California Building Code. Seismic upgrade/retrofit requirements are imposed on older structures by the City's Development and Resource Management Department as may be applicable to building modification and rehabilitation projects.

No adverse environmental effects related to topography, soils or geology are expected as a result of this project.

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

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

The proposed project will not occur at a scale or scope with potential to contribute substantially or cumulatively to the generation of greenhouse gas emissions, either directly or indirectly.

The General Plan and MEIR rely upon a Greenhouse Gas Reduction Plan that provides a comprehensive assessment of the benefits of city policies and proposed code changes, existing plans, programs, and initiatives that reduce greenhouse gas emissions. The plan demonstrates that even though there is increased growth, the City would still be reducing greenhouse gas emissions through 2020 and per capita emission rates drop substantially. The benefits of adopted regulations become flat in later years and growth starts to exceed the reductions from all regulations and measures. Although it is highly likely that regulations will be updated to provide additional reductions, none are reflected in the analysis since only the effect of adopted regulations is included. See Section III, Air Quality and Global Climate Change, for a full discussion of air quality and greenhouse gas emissions.

In conclusion, the proposed project would not result in any greenhouse gas emission environmental impacts beyond those analyzed in MEIR SCH No. 2012111015 for the Fresno General Plan.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Pursuant to Policy 1-6-a of the Fresno General Plan, hazardous materials will be defined as those that, because of their quantity, concentration, physical or chemical characteristics, pose significant potential hazards to human health, safety, or the environment. Specific federal, state and local definitions and listings of hazardous materials will be used by the City of Fresno

There are no known existing hazardous material conditions on the site and the project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project is not located near any wildland fire hazard zones, and poses no interference with the City's or County's Hazard Mitigation Plans or emergency response plans.

The subject site has not been under cultivation for many years. No pesticides or hazardous materials are known to exist on the site and the proposed project will have no environmental impacts related to potential hazards or hazardous materials as identified above.

The project site is located within the vicinity of the Fresno Yosemite Airport, whose environs are governed by the Fresno Yosemite Airport Land Use Compatibility Plan (2012). The project site is located outside of the Airport Influence Area, the 60 CNEL noise contour, and the safety zones, but a portion of the subject property is located within the traffic pattern zone, which has a maximum elevation at the site of 486 feet. Since the zoning limits heights on the property to 35 feet, the project is considered compatible with the land use surrounding the airport and no risks or hazards would result from constructing the project in the proposed location.

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

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Fresno is one of the largest cities in the United States still relying primarily on groundwater for its public water supply. Surface water treatment and distribution has been implemented in the northeastern part of the City, but the city is still subject to an EPA Sole Source Aquifer designation. While the aquifer underlying Fresno typically exceeds a depth of 300 feet and is capacious enough to provide adequate quantities of safe drinking water to the metropolitan area well into the twenty-first century, groundwater degradation, increasingly stringent water quality regulations, and an historic trend of high consumptive use of water on a per capita basis (some 250 gallons per day per capita), have resulted in a general decline in aquifer levels, increased cost to provide potable water, and localized water supply limitations.

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

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

The adverse groundwater conditions of limited supply and compromised quality have been well- documented by planning, environmental impact report and technical studies over the past 20 years including the Master Environmental Impact Report No. 111015 for the Fresno General Plan, the MEIR 10130 for the 2025 Fresno General Plan, Final EIR No.10100, Final EIR No.10117 and Final EIR No. SCH 95022029 (Fresno Metropolitan Water Resource Management Plan), et al. These conditions include water quality degradation due to DBCP, arsenic, iron, and manganese concentrations; low water well yields; limited aquifer storage capacity and recharge capacity; and, intensive urban or semi-urban development occurring upgradient from the Fresno Metropolitan Area.

In response to the need for a comprehensive long-range water supply and distribution strategy, the General Plan recognizes the Kings Basin's Integrated Regional Water Management Plan, Fresno-Area Regional Groundwater Management Plan, and City of Fresno Metropolitan Water Resource Management Plan and cites the findings of the City of Fresno 2010 Urban Water Management Plan. The purpose of these management plans is to provide safe, adequate, and dependable water supplies to meet the future needs of the Kings Basin regions and the Fresno-Clovis metropolitan area in an economical manner; protect groundwater quality from further degradation and overdraft; and, provide a plan of reasonably implementable measures and facilities.

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

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

Northeast Storm Water Treatment Facility (NESWTF) and construct a new Southeast Storm Water Treatment Facility (SESWTF); and

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

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

Until 2004, groundwater was the sole source of water for the City. In June 2004, a \$32 million Surface Water Treatment Facility ("SWTF") began providing Fresno with water treated to drinking water standards. A second surface water treatment facility is planned for 2015 in southeast Fresno to meet demands anticipated by the growth implicit in the 2025 Fresno General Plan. Surface water is used to replace lost groundwater through Fresno's artificial recharge program at the City-owned Leaky Acres and smaller facilities in Southeast Fresno. Fresno holds entitlements to surface water from Millerton Lake and Pine Flat Reservoir. In 2006, Fresno renewed its contract with the United States Bureau of Reclamation, through the year 2045, which entitles the City to 60,000 acre-feet per year of Class 1 water. This water supply has further increased the reliability of Fresno's water supply.

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

In the near future, groundwater will continue to be an important part of the City's supply but will not be relied upon as heavily as has historically been the case. The 2010 UWMP projects that groundwater pumped by the City will decrease from approximately 128,578 AF/year in 2010 to approximately 85,000 AF/year at buildout of the General Plan Update. This would represent a decrease in the groundwater percentage of total water supply from 87 percent to 36 percent. This reduction in groundwater pumping will recharge the aquifer by approximately 15,000 acre-feet per year because the safe yield

is approximately 1000,000 acre-feet per year. In order to meet this projection, the City is planning to rely on expanding their delivery and treatment of surface water supplies and groundwater recharge activities.

The City has been adding to and upgrading its water supplies through capital improvements, including adding pipelines to distribute treated surface water. Additionally, in 2009, the treatment capacity of the Fresno/Clovis Regional Wastewater Reclamation Facility was improved. The City has recently been providing tertiary treatment at some of its wastewater treatment plants to supply tertiary treated recycled water for landscape irrigation to new growth areas and the North Fresno Wastewater Reclamation Facilities Satellite Plant was recently built to serve the Copper River development and golf course in the northern part of Fresno.

In addition, the General Plan policies require the City to maintain a comprehensive conservation program to help reduce per capita water usage, and includes conservation programs such as landscaping standards for drought tolerance, irrigation control devices, leak detection and retrofits, water audits, public education and implementing US Bureau of Reclamation Best Management Practices for water conservation to maintain surface water entitlements.

The City also has implemented an extensive water conservation program which is detailed in Fresno's current UWMP and additional conservation is anticipated as more of the City's residential customers become metered. The City has implemented a residential water meter program; installing and metering water service for all single-family residential customers in the City by 2013. At a point of approximately 80% completion, the installation already demonstrated an approximately 15% decrease in water usage. The City also intends to commence providing tiered rates to incentivize further reduction in water usage.

Fresno continues to periodically update its water management plans to ensure the cost-effective use of water resources and continued availability of groundwater and surface water supplies.

In accordance with the provisions of the Fresno General Plan and Master EIR No. 111015 mitigation measures, project specific water supply and distribution requirements must assure that an adequate source of water is available to serve the project.

The City of Fresno Department of Public Utilities, Water Division has reviewed the proposed project and has determined that water service will be available to the proposed project subject to water mains being extended within the proposed subdivision to provide service to each lot created.

According to the Fresno Metropolitan Flood Control District (FMFCD), the subject site is not located within a flood prone or hazard area and the existing drainage system was designed with capacity to serve the project with the proposed changes in land use. The developer will be required to provide improvements which will convey surface drainage

to Master Plan inlets and which will provide a path for major storm conveyance. When development permits are issued, the subject site will be required to pay drainage fees pursuant to the Drainage Fee Ordinance.

The mitigation measures of the MEIR are incorporated herein by reference and are required to be implemented by the attached mitigation monitoring checklist. In summary, these mitigation measures equate to City of Fresno policies and initiatives aimed toward ensuring that the City has a reliable, long-range source of water through the implementation of measures to promote water conservation through standards, incentives and capital investments.

Private development participates in the City's ability to meet water supply goals and initiatives through payment of fees established by the city for construction of recharge facilities, the construction of recharge facilities directly by the project, or participation in augmentation/enhancement/enlargement of the recharge capability of Fresno Metropolitan Flood Control District storm water ponding basins. While the proposed project may be served by conventional groundwater pumping and distribution systems, full development of the Fresno General Plan boundaries may necessitate utilization of treated surface water due to inadequate groundwater aquifer recharge capabilities.

The Department of Public Utilities works with Fresno Metropolitan Flood Control District to utilize suitable FMFCD ponding (drainage) basins for the groundwater recharge program, and works with Fresno Irrigation District to ensure that the City's allotment of surface water is put to the best possible use for recharge.

As a condition of approval, any pre-existing on-site domestic or agricultural water wells that may be on the site shall be properly abandoned, in order to prevent the spread of contaminants from the ground surface or from shallow groundwater layers into deeper and cleaner levels of the aquifer.

The subject property does not appear to have any on-site waste (septic) disposal system. As a condition of approval, any pre-existing septic systems shall be properly abandoned.

Occupancy of this site will generate wastewater containing human waste, which is required to be conveyed and treated by the Fresno-Clovis Regional Wastewater Treatment and Reclamation Facility. There will not be any onsite wastewater treatment system. The proposed project will be required to install sewer mains and branches, and to pay connection and sewer facility fees to provide for reimbursement of preceding investments in sewer trunks to connect this site to a publicly owned treatment works.

Implementation of the Fresno General Plan policies, the Kings Basin Integrated Regional Water Management Plan, City of Fresno Urban Water Management Plan, Fresno-Area Regional Groundwater Management Plan, and City of Fresno Metropolitan Water Resource Management Plan and the applicable mitigation measures of approved environmental review documents will address the issues of providing an adequate,

reliable, and sustainable water supply for the project's urban domestic and public safety consumptive purposes.

There are no aspects of this project that will result in impacts to water supply or quality beyond those analyzed in the Master Environmental Impact Report SCH No. 2012111015 for the Fresno General Plan. The project will not substantially alter existing drainage patterns of the site or area or substantially increase the rate or amount of runoff in a manner which would result in flooding, exceed planned storm water drainage systems, or provide substantial sources of polluted runoff. The site is not located within a flood prone or hazard area. The subject property is proposed to be developed at intensity and scale permitted by the planned land use and proposed R-1 zoning designation for the site. Thus, the proposed development project will not facilitate an additional intensification of uses beyond that which would be allowed by the above-noted planned land use designation; resulting in additional impacts on water supply from increased demand.

In conclusion, the project fully within the scope of the Fresno General Plan and will not result in any hydrology and water quality impacts beyond those analyzed in MEIR SCH No. 2012111015.

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

Fowler Development Company, Inc. has filed Plan Amendment Application No. A-15-002, Rezone Application No. R-15-009, Conditional Use Permit Application No. C-15-167, and Vesting Tentative Tract Map No. 6108/UGM pertaining to approximately 6.56 acres of property located at the northeast corner of the intersection of North Fowler and East Clinton Avenues and approximately 14.37 acres of property located at the southeast corner of the intersection of East Shields and North Bliss Avenues.

The approximately 6.56 acre portion of the subject property was previously associated with Plan Amendment Application No. A-11-003, Rezone Application No. R-11-003, Conditional Use Permit Application No. C-13-092 and Vesting Tentative Tract Map No. 6033/UGM (approved in 2014), which encompassed approximately 34 acres of property located at the northeast corner of the intersection of North Fowler and East Clinton Avenues.

These previous applications approved the conversion of approximately 31.87 acres of land from the Light Industrial to Medium Density Residential planned land use designation; and rezoned to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district, accordingly. Conditional Use Permit No. C-13-092 and Tract Map No. 6033 were subsequently approved for the approximately 31.87 acres of property for purposes of a 169-lot single family residential public street planned development subdivision.

The balance of property subject to the applications (an approximately 2.09 acre portion of property at the immediate corner of the intersection) was converted from the Light Industrial to Neighborhood Commercial planned land use designation; and, the same area was rezoned to the C-1/UGM/cz (*Neighborhood Shopping Center/Urban Growth Management/with conditions of zoning*) zone district, accordingly. Conditions of zoning were adopted by the Fresno City Council in conjunction with the rezone to establish appropriate interface standards between the newly established commercially and residentially zoned areas to minimize potential issues occurring between adjacent residential and non-residential uses.

The above described 6.56 acre portion of the subject property is comprised of the approximately 2.09 acres of commercially zoned property at the immediate northeast corner of the intersection and an additional surrounding area of approximately 4.47 acres of land which was previously approved for subdivision and development as Phase II of Tract 6033/UGM. Plan Amendment Application No. A-15-002 proposes to convert the entirety of this approximately 6.56 acres of land to the Medium Density Residential (5.0-12 du/acre) planned land use designation and Rezone Application No. R-15-002 proposes to rezone the 2.09 acre portion to the R-1/RS-5/UGM (*Single Family Residential/Urban Growth Management*) zone district. Previously established conditions of zoning pertaining to interface between residential and non-residential uses are of no further interest and are proposed to be removed with the rezoning of the subject property.

Conditional Use Permit Application No. C-15-167 and Vesting Tentative Tract Map No. 6108/UGM request authorization to subdivide the approximately 6.56 acre portion of the subject property for purposes of creating a 55-lot single family residential public street planned development at a density of approximately 8.38 dwelling units per acre. The proposed project will be integrated through vehicular and pedestrian connectivity with Tract 6033/UGM.

The approximately 14.37 acre portion of the subject property located at the southeast corner of the intersection of East Shields and North Bliss Avenues was previously associated with an earlier plan amendment (A-06-002) and subdivision (Tract Map No. 5717/UGM) request submitted in 2006 (and approved in 2007) that included 140 acres: nearly the entire quarter section bounded by Fowler, Armstrong, Shields and Clinton Avenues.

The proposal was controversial at the time because it proposed converting 20 acres of planned light industrial land to medium low density residential use in an area that was considered optimal vacant land for industrial development. Although the land was not served by infrastructure, it was well-served by all modes of transportation. In exchange for allowing the conversion of industrial lands and approving the original plan amendment application, conditions of zoning were required and adopted by the Fresno City Council because the subject property was expected to remain as light industrial property and be made "shovel ready" by the installation of infrastructure. Most of these conditions of zoning were tied to the development of those controversial 20 acres (a portion of T-5717, located directly to the southeast of the approximately 14.37 portion of the subject property). However, the conditions of zoning also affect the approximately 14.37 acre portion of the subject property as the resultant industrial zoning and related conditions of zoning remain in effect.

More recent studies conducted in preparation for the current Fresno General Plan refined the location of significant clusters of vacant land designated for industrial and business park use and identified these clusters (over 3,000 acres) in the General Plan as sufficient to accommodate projected growth and economic development goals. The subject property was not among those properties identified as being critical to the city's supply of vacant industrial property and the planned land use for the approximately 14.37 acre portion of the subject property was converted to Urban Neighborhood for future residential use at 16-30 dwelling units/acre. Given the existing residential land use designation for the subject property designated by the General Plan, dated conditions of zoning pertaining to future industrial use of the subject property are of no further interest and are proposed to be removed with the rezoning of the subject property.

Fresno General Plan Goals, Objectives and Policies

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

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

Goal No. 8 of the Fresno General Plan encourages the development of Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance. Healthy communities demonstrate efficient development patterns providing for: Sufficient affordable housing development in appropriate locations; A mix of land uses and a built environment that supports walking and biking; Multimodal, affordable transportation choices; and, Safe public spaces for social interaction.

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

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

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

Furthermore, the goals of the McLane Community Plan are directed toward: (1) The provision of a diversity of housing types and housing opportunities to meet the needs of all ages and income levels; (2) Providing for efficient use of land while protecting the integrity of established neighborhoods; (3) Encouraging a mix of uses along major transportation corridors; (4) Providing for safe, clean and aesthetically pleasing neighborhoods; and, (5) Providing for compatible relationships between differing housing types and densities.

The proposed project introduces and integrates elements of a compact community that includes community facilities, walkable access to parkland and commercial services and transit stops to a previously approved residential project in manner which affords a diversity of housing types and a wider range of affordability in a compatible relationship.

The proposed project effectively increases density within an area which has been predominantly developed or approved for residential development and provides a land use and product which will afford diversity while remaining compatible and complementary to adjacent development within the area.

The proposed project will provide additional connectivity through both vehicular and pedestrian integration with the adjacent residential development (T-6033) currently under development. A common major street access point will be shared from North Fowler Avenue. Local street connection is also provided, in addition to a pedestrian connection to the previously dedicated pocket park which will be centrally located between the two adjacent subdivisions.

A planned bicycle/pedestrian has been required along the western boundary of the project, North Fowler Avenue, and the project will be conditioned to construct the portion of the trail along the project frontage. The proposed subdivision will also dedicate a common area to serve as a pedestrian paseo/connection from the interior of the subdivision to the corner of North Fowler and East Clinton Avenues where the project will be served by the trail as well as public transit FAX Route 45, which affords additional connectivity to Route 30 at Blackstone and Ashlan, with connections both north and south. Dedication of a bus bay will be required to be constructed at the northeast corner of North Fowler and East Clinton Avenues to facilitate this future bus service.

Furthermore, the project is within two miles of the planned regional Fancher Creek shopping center, to the southwest (Tulare and Clovis Avenues), within ¼ mile of a neighborhood park, and within a mile of several planned elementary schools.

Finally, Objective UF-12 of the Fresno General Plan directs the City to locate roughly one-half of future residential development in infill areas – defined as being within the City on December 31, 2012 – including the Downtown core area and surrounding neighborhoods, mixed-use centers and transit-oriented development along major BRT corridors, and other non-corridor infill areas, and vacant land. The subject property was annexed to the City of Fresno as part of Annexation No. 1316 in 2007.

Therefore it is staff's opinion that the proposed project is consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno. Furthermore, the proposed project, including the design and improvement of the subject property, is found; (1) To be consistent with the goals, objectives and policies of the applicable Fresno General Plan and McLane Community Plan; (2) To be Suitable for the type and density of development; (3) To be safe from potential cause or introduction of serious public health problems; and, (4) To not conflict with any public interests in the subject property or adjacent lands.

The project will not conflict with any conservation plans since it is not located within any conservation plan areas.

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the air

quality related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 111015 Fresno General Plan Mitigation Monitoring Checklist dated November 25, 2015.

2. The proposed project shall implement and incorporate the air quality related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated November 25, 2015.

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

The subject site is not located in an area designated for mineral resource preservation or recovery, therefore, will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The subject site is not delineated on a local general plan, specific plan or other land use plan as a locally-important mineral resource recovery site; therefore it will not result in the loss of availability of a locally-important mineral resource.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE --- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Generally, the three primary sources of substantial noise that affect the City of Fresno and its residents are transportation-related and consist of major streets and regional

highways; airport operations at the Fresno Yosemite International, the Fresno-Chandler Downtown, and the Sierra Sky Park Airports; and railroad operations along the BNSF Railway and the Union Pacific Railroad lines.

In developed areas of the community, noise conflicts often occur when a noise sensitive land use is located adjacent or in proximity to a noise generator. Noise in these situations frequently stems from on-site operations, use of outdoor equipment, uses where large numbers of persons assemble, and vehicular traffic. Some land uses, such as residential dwellings hospitals, office buildings and schools, are considered noise sensitive receptors and involve land uses associated with indoor and/or outdoor activities that may be subject to stress and/or significant interference from noise.

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

Potential noise sources at the project site would occur primarily from roadway noise from North Fowler and East Shields Avenue along the respective frontages of the subject site and stationary noise source which could potentially emanate from future uses developed on abutting properties zoned for non-residential use along East Shields Avenue east of the subject property.

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

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

Noise created by new proposed stationary noise sources or existing stationary noise sources which undergo modification that may increase noise levels shall be mitigated so

as not to exceed the noise level standards of Table 9 (Table 5.11-8 of the MEIR) at noise sensitive land uses. If the existing ambient noise levels equal or exceed these levels, mitigation is required to limit noise to the ambient noise level plus 5 dB.

The project site is currently vacant. Therefore, it is reasonable to assume that the proposed project will result in an increase in temporary and/or periodic ambient noise levels on the subject property above existing levels.

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

Short Term Noise Impacts

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

Construction, repair or remodeling work accomplished pursuant to a building, electrical, plumbing, mechanical, or other construction permit issued by the city or other governmental agency, or to site preparation and grading, provided such work takes place between the hours of 7:00 a.m. and 10:00 p.m. on any day except Sunday.

Thus, construction activity would be exempt from City of Fresno noise regulations, as long as such activity is conducted pursuant to an applicable construction permit and occurs between 7:00 a.m. and 10:00 p.m., excluding Sunday. Therefore, short-term construction impacts associated with the exposure of persons to or the generation of noise levels in excess of standards established in the general plan or noise ordinance or applicable standards of other agencies would be less than significant.

Long Term Noise Impacts

The subject property will be zoned R-1/RS-5/UGM, which allows for residential developments. The FMC's Noise Ordinance states commercial zoned properties shall not exceed 50 dB from 10:00 p.m. to 7:00 a.m., 55 dB from 7:00 p.m. to 10:00 p.m. and 60 dB from 7:a.m. to 7 p.m.

The immediate vicinity consists of primarily residential users, which have similar noise level requirements during the day. Although the project will create additional activity in

the area, the project will be required to comply with all noise policies from the Fresno General Plan and noise ordinance from the FMC. It may be noted however that a minimum six-foot high solid masonry wall will be required to be constructed along all residential property lines which are a district boundary with non-residentially zoned property in accordance with the requirements of the Fresno Municipal Code.

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

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

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

The subject site is currently designated by the Fresno General Plan for Community Commercial Planned Land Uses for an approximately 2.09 acre portion of the subject property; Medium-Low Density Residential (3.5-6 dwelling units/acre) uses for an approximately 4.47 acre portion of the subject property; and, Urban Neighborhood (16-30 dwelling units/acre) uses for an approximately 14.37 acre portion of the subject property. gross acres). The subject plan amendment application proposes to change

the planned land use designation for the entirety of the subject property to Medium Density Residential (5.0-12 dwelling units/acre).

Based upon the residentially planned land use density and acreage allocations currently designated by the Fresno General Plan, the subject property could theoretically yield approximately 246-458 dwelling units. The proposed amendment to the Fresno General Plan (A-15-002) would decrease the potential residential density yield to approximately 106-252 dwelling units. These figures demonstrate that the proposed project will not, in fact, result in an intensification of residential units on the subject property beyond that previously conceived by the Fresno General Plan or MEIR.

Therefore, the proposed decrease in residentially planned density will create a less than significant impact on population. Furthermore, the subject site is currently vacant. Therefore, the proposed project does not have the potential to displace persons as a result of development thereon.

No population and housing impacts will result from the proposed project beyond what was analyzed in the Master Environmental Impact Report SCH No. 2012111015 for the 2025 Fresno General Plan.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Schools?				X
Other public services?				X

The Department of Public Utilities has reviewed the proposed project and has determined that adequate sewer, water, and solid waste facilities are available subject to compliance with the conditions submitted by the Department of Public Utilities for this project. City police and fire protection services are also available to serve the proposed project.

The Fresno Metropolitan Flood Control District (FMFCD) has indicated that permanent drainage facilities are available to serve the proposed project and will require future development to grade the subject property and construct and install improvements as necessary convey surface drainage to Master Plan inlets. When development permits are issued, the subject site will be required to pay drainage fees pursuant to the Drainage Fee Ordinance.

The existing Master Plan facilities which serve the area of Rezone Application No. R-15-009 were constructed to accommodate runoff generated from commercial development, consistent with the current zoning. The cost of the Master Plan facilities are to be paid for through the collection of drainage fees calculated at a commercial rate. Therefore, the FMFCD requires that a commercial density drainage fee rate be assessed to current commercial zoning.

These departments and agencies have all submitted conditions that will be required as Conditions of Approval for the subject site. These conditions of approval will ensure that the proposed project will have a less than significant impact to urban services. All conditions of approval must be complied with prior to occupancy.

Due to the overall reduction in planned residential densities proposed by the subject plan amendment application, demand for parks generated by the project is within planned services levels of the City of Fresno Parks and Community Services Department and the applicant will pay any required impact fees at the time building permits are obtained.

Any future development occurring as a result of the proposed project may have an effect on the District's student housing capacity. The District, through local funding, is in a position to mitigate its shortage of classrooms to accommodate planned population growth for the foreseeable future. However, the District recognizes that the legislature, as a matter of law, has deemed under Government Code Section 65996, that all school facilities impacts are mitigated as a consequence of SB 50 Level 1, 2 and 3 developer

fee legislative provisions. The developer will pay appropriate impact fees at time of building permits.

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the air quality related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 111015 Fresno General Plan Mitigation Monitoring Checklist dated November 25, 2015.
2. The proposed project shall implement and incorporate the air quality related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated November 25, 2015.

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

The proposed project will not result in the physical deterioration of existing parks or recreational facilities; and, will not require expansion of existing recreational facilities or affect recreational services beyond what was analyzed in the MEIR for the Fresno General Plan.

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

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

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

The subject site is comprised of approximately 6.56 acres of property located on the northeast corner of the intersection of North Fowler and East Clinton Avenues; and, approximately 14.37 acres of property located at the southeast corner of the intersection of East Shields and North Bliss Avenues. In the Fresno General Plan Circulation Element, North Fowler and East Shields Avenues are designated as 4-lane, divided, arterial streets, which have a primary purpose of moving traffic within and between neighborhoods and to and from freeways and expressways, with a projected volume capacity of approximately 32,000 Average Daily Trips (ADT); and, East Clinton Avenue is designated as a 3-lane, undivided, collector street with a continuous left-turn lane, which has a primary function of connecting local streets and arterials and neighborhood traffic generators and providing access to abutting properties, and a projected volume capacity of approximately 13,000 ADT. The project will be required to construct all necessary street frontage improvements to City Standards.

Plan Amendment Application No. A-15-002 proposes to amend the Fresno General Plan and McLane Community Plan to change the planned land use designation for an approximately 2.09 acre portion of the subject property from Community Commercial, an approximately 4.47 acre portion from Medium-Low Density Residential (3.5-6 dwelling units/acre), and an approximately 14.37 acre portion from Urban Neighborhood (16-30 dwelling units/acre) to Medium Density Residential (5.0-12 dwelling units/acre).

The above described area of approximately 4.47 acres of land was previously approved for subdivision and development as Phase II of Tract 6033/UGM. The approximately 2.09 acres of land proposed to be converted from Community Commercial to Medium Density Residential Use has been evaluated as affording an additional 18 single family residential dwelling units beyond that which was previously evaluated through processing of Tract 6033/UGM.

Applying the factors outlined in the Institute of Traffic Engineers (ITE) Trip Generation Manual, the addition of 18 single family residential dwelling units (on the approximately 2.09 acre portion of the subject property) would generate 171 average daily trips (ADT), with 14 vehicle trips occurring during the morning peak hour travel period (7 to 9 a.m.) and 18 vehicle trips occurring during the evening peak hour travel period (4 to 6 p.m.).

If developed with a commercial shopping center consistent with the existing Community Commercial planned land use designation, the same 2.09 acre portion of the subject property would generate 982 ADT, with 22 a.m. peak hour trips and 85 p.m. peak hour trips. Therefore, the proposed project would result in 811 fewer ADT, 8 fewer a.m. peak hour trips and 67 fewer p.m. peak hour trips.

The Public Works Department has reviewed the peak intersection turning movements and traffic count data at the intersections of East Shields with Fowler, Bliss and Armstrong Avenues to determine if an updated Traffic Impact Study (TIS) would be required to be completed by the project. A TIS was completed in 2007 as part of the planning for Tract 5717 (referenced in Section X: Land Use and Planning, herein above). Based on the traffic count data provided by JLB Traffic Engineering, Inc. dated October 10, 2015, an update to the existing 2007 TIS will not be required. Any conditions identified as part of the previous TIS will be applicable for this project.

A trip generation analysis dated July 22, 2015 has also been prepared by Quad Knopf for the approximately 14.37 acre portion of the proposed project and has been supplemented with further information provided by the Public Works Department. This analysis evaluated the trip generation characteristics attributed to the future development of 134 single family residential dwelling units at a density of approximately 9.32 dwelling units/acre; consistent with the proposed Medium Density Residential (5.0-12 dwelling units/acre) planned land use designation for the respective portion of the subject property. Development with detached single family housing at this density would result in the generation of 1,276 ADT, with 101 a.m. peak hour trips and 134 p.m. peak hour trips.

If developed with 322 apartment type dwelling units at a density of 22.40 dwelling units per acre consistent with the existing Urban Neighborhood (16-30 dwelling units/acre) planned land use designation, the same 14.37 acre portion of the subject property would generate 2,141 ADT, with 164 a.m. peak hour trips and 200 p.m. peak hour trips. Therefore, the proposed project would result in 865 fewer ADT, 63 fewer a.m. peak hour trips and 66 fewer p.m. peak hour trips.

Based upon the information evaluated, the Public Works Department has determined that the streets within, adjacent to and near the subject site will be able to accommodate the quantity and kind of traffic which may be potentially generated subject to the requirements stipulated within the memoranda from the Traffic Engineering Manager dated September 02, 2015 and November 05, 2015. Additionally, the proposed project will be required to comply with the standard requirements, policies and procedures of the Public Works Department, which generally include: (1) Adjacent public street improvements, and right-of-way dedications (including, but not limited to, construction and/or modification of curbs, sidewalks, ramps and driveway approaches along adjacent public street frontages and on interior local streets); (2) Installation of underground street lighting systems; and, (3) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee, Fresno Major Street Impact

(FMSI) Fee, and the Regional Transportation Mitigation Fee (RTMF) Fee.

Therefore, the Public Works Department/Traffic Engineering Division has determined that, based upon the proposed traffic yield from and the expected traffic generation of the proposed project for the subject property, the proposed project will not adversely impact the existing and projected circulation system based upon implementation of the mitigation measures included within the MEIR and based upon compliance with the project specific mitigation measures referenced herein below.

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

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the air quality related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 111015 Fresno General Plan Mitigation Monitoring Checklist dated November 25, 2015.
2. The proposed project shall implement and incorporate the air quality related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated November 25, 2015.

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

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

The Department of Public Utilities has determined that adequate sanitary sewer and water services will be available to serve the proposed project subject to the payment of any applicable connection charges and/or fees; compliance with the Department of Public Utilities standards, specifications, and policies.

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

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

The proposed project is not expected to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. The impact to storm drainage facilities will be less than significant given the developer will be required to provide drainage services and convey runoff to Master Plan Facilities.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

The proposed project is considered to be proposed at a size and scope which is neither a direct or indirect detriment to the quality of the environment through reductions in habitat, populations, or examples of local history (through either individual or cumulative impacts).

The proposed project does not have the potential to degrade the quality of the environment or reduce the habitat of wildlife species and will not threaten plant communities or endanger any floral or faunal species. Furthermore the project has no potential to eliminate important examples of major periods in history.

Therefore, as noted in preceding sections of this Initial Study, there is no evidence in the record to indicate that incremental environmental impacts facilitated by this project would be cumulatively significant. There is also no evidence in the record that the proposed project would have any adverse impacts directly, or indirectly, on human beings.

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

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

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

EXHIBIT C

City of Fresno General Plan and Development Code Update Mitigation and Monitoring Reporting Program (MMRP) for Environmental Assessment No.

A-15-002/R-15-009, C-15-167/T-6108

Conducted for Plan Amendment Application No. A-15-002, Rezone Application No. R-15-009, Conditional Use Permit Application No. C-15-167 and Vesting Tentative Tract Map No. 6108/UGM dated November 25, 2015

PURSUANT TO CERTIFIED MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) SCH No. 2012111015

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

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

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

The timing of implementing each mitigation measure is identified in in the checklist, as well as identifies the entity responsible for

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

Section 5.1 - Aesthetics:

MM AES-1. Lighting systems for street and parking areas shall include shields to direct light to the roadway surfaces and parking areas. Vertical shields on the light fixtures shall also be used to direct light away from adjacent light sensitive land uses such as residences. Verification comments: Review of specific lighting systems and locations to occur with special permit application/entitlement review prior to development on any	Prior to issuance of building permits	Public Works Department (PW) and Development & Resource Management Dept. (DARM)	X					

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
lot created from recordation of a tract map for any portion of the subject property.								
Aesthetics (continued):								
MM AES-2: Lighting systems for public facilities such as active play areas shall provide adequate illumination for the activity; however, low intensity light fixtures and shields shall be used to minimize spillover light onto adjacent properties. Verification comments: Review of specific lighting systems and locations for any future proposed public facilities to occur with special permit application/entitlement review prior to development on any lot created from recordation of a Tract Map for any portion of the subject property.	Prior to issuance of building permits	DARM.	X					
MM AES-3: Lighting systems for non-residential uses, not including public facilities, shall provide shields on the light fixtures and orient the lighting system away from adjacent properties. Low intensity light fixtures shall also be used if excessive spillover light onto adjacent properties will occur.	Prior to issuance of building permits	DARM						X
MM AES-4: Lighting systems for freestanding signs shall not	Prior to issuance	DARM	X					

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A B C D E F					
			A	B	C	D	E	F
<p>exceed 100 foot Lamberts (FT-L) when adjacent to streets which have an average light intensity of less than 2.0 horizontal footcandles and shall not exceed 500 FT-L when adjacent to streets which have an average light intensity of 2.0 horizontal footcandles or greater</p> <p>Verification comments: Review of specific lighting systems and locations for future proposed advertising structures and/or signs to occur at the time of submittal of sign review application materials prior to issuance of permits for any outdoor advertising on any lot created from recordation of a Tract Map for any portion of the subject property.</p>	of building permits							

Aesthetics (continued):

<p>MM AES-5: Materials used on building facades shall be non-reflective.</p> <p>Verification comments: Review of specific building elevations and locations to occur with special permit application/entitlement review prior to development on any lot created from recordation of a Tract Map for any portion of the subject property.</p>	Prior to development project approval	DARM	X					

Section 5.3 - Air Quality:

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>MM AIR-1: Projects that include five or more heavy-duty truck deliveries per day with sensitive receptors located within 300 feet of the truck loading area shall provide a screening analysis to determine if the project has the potential to exceed criteria pollutant concentration based standards and thresholds for NO₂ and PM_{2.5}. If projects exceed screening criteria, refined dispersion modeling and health risk assessment shall be accomplished and if needed, mitigation measures to reduce impacts shall be included in the project to reduce the impacts to the extent feasible. Mitigation measures include but are not limited to:</p> <ul style="list-style-type: none"> • Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards. • Post signs requiring drivers to limit idling to 5 minutes or less. 	Analysis to be completed prior to development project approval; posting of signs to be completed prior to use of truck unloading/loading areas	DARM						X

Air Quality (continued):

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F
<p>MM AIR-2: Projects that result in an increased cancer risk of 10 in a million or exceed criteria pollutant ambient air quality standards shall implement site-specific measures that reduce toxic air contaminant (TAC) exposure to reduce excess cancer risk to less than 10 in a million. Possible control measures include but are not limited to:</p> <ul style="list-style-type: none"> • Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards. • Post signs requiring drivers to limit idling to 5 minutes or less • Construct block walls to reduce the flow of emissions toward sensitive receptors • Install a vegetative barrier downwind from the TAC source that can absorb a portion of the diesel PM emissions • For projects proposing to locate a new building containing sensitive receptors near existing sources of TAC emissions, install HEPA filters in HVAC systems to reduce TAC emission levels exceeding risk thresholds. • Install heating and cooling services at truck stops to eliminate the need for idling during overnight stops to run onboard systems. <p><i>(continued on next page)</i></p>	Control measures to be incorporated into project design prior to development project approval	DARM						X

Air Quality (continued):

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F
MM AIR-2 (continued from previous page): <ul style="list-style-type: none"> For large distribution centers where the owner controls the vehicle fleet, provide facilities to support alternative fueled trucks powered by fuels such as natural gas or bio-diesel Utilize electric powered material handling equipment where feasible for the weight and volume of material to be moved. 	[see previous page]	[see previous page]						
MM AIR-3: Require developers proposing projects on ARB's list of projects in its Air Quality and Land Use Handbook (Handbook) warranting special consideration to prepare a cumulative health risk assessment when sensitive receptors are located within the distance screening criteria of the facility as listed in the ARB Handbook or newer regulatory criteria that may be adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD).	Prior to development project approval	DARM				X		X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Air Quality (continued):									
MM AIR-4: Require developers of projects containing sensitive receptors to provide a cumulative health risk assessment at project locations exceeding ARB Land Use Handbook distance screening criteria or newer regulatory criteria that may be adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD).		Prior to development project approval	DARM				X		X
MM AIR-5: Require developers of projects with the potential to generate significant odor impacts as determined through review of SJVAPCD odor complaint history for similar facilities and consultation with the SJVAPCD to prepare an odor impact assessment and to implement odor control measures recommended by the SJVAPCD or the City to the extent needed to reduce the impact to less than significant.		Prior to development project approval	DARM						X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

Biological Resources (continued):

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

Biological Resources (*continued*):

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

Biological Resources (continued):

A - Incorporated into Project
 B - Mitigated

C - Mitigation in Process
 D - Responsible Agency Contacted

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

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

A - Incorporated into Project
 B - Mitigated

C - Mitigation in Process
 D - Responsible Agency Contacted

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

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Biological Resources <i>(continued)</i> :									
MM BIO-6: Project impacts that occur to riparian habitat may also result in significant impacts to streambeds or waterways protected under Section 1600 of Fish and Wildlife Code and Section 404 of the CWA. CDFW and/or consultation with the U.S. Army Corps of Engineers (USACE) and the Regional Water Quality Control Board (RWQCB), determination of mitigation strategy, and regulatory permitting to reduce impacts, shall be implemented as required for projects that remove riparian habitat and/or alter a streambed or waterway.		Prior to development project approval	DARM						X
MM BIO-7: Project-related impacts to riparian habitat or a special-status natural community may result in direct or incidental impacts to special-status species associated with riparian or wetland habitats. Project impacts to special-status species associated with riparian habitat shall be mitigated through agency consultation, development of a mitigation strategy, and/or issuing incidental take permits for the specific special-status species, as determined by the CDFW and/or USFWS.		Prior to development project approval	DARM						X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

Biological Resources (continued):

MM BIO-9 (continued from previous page): incorporating detention basins shall assist in ensuring project-related impacts to wetland habitat are minimized to the greatest extent feasible.	<i>[see previous page]</i>	<i>[see previous page]</i>						
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Section 5.5 - Cultural Resources:

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

C - Mitigation in Process
D - Responsible Agency Contacted

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

November 25, 2015

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

Cultural Resources (continued):

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>MM CUL-2 <i>(continued from previous page)</i></p> <p>archaeological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with CEQA Guidelines Section 15064.5.</p> <p>If the resources are determined to be unique prehistoric archaeological resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any prehistoric archaeological artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	[see previous page]	[see previous page]						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

Cultural Resources (*continued*):

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F
MM CUL-2 <i>(further continued from previous three pages)</i> identified above for the discovery of unknown resources shall be followed. . Verification comments:	[see Page 14]	[see Page 14]						
MM CUL-3: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for unique paleontological/geological resources shall be conducted. The following procedures shall be followed: If unique paleontological/geological resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that unique paleontological/geological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified paleontologist shall be consulted to determine whether the resource requires further study. The qualified paleontologist shall make recommendations to the City on the <i>(continued on next page)</i>	Prior to commencement of, and during, construction activities	DARM	X					

A - Incorporated into Project
 B - Mitigated

C - Mitigation in Process
 D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>Cultural Resources (continued):</p> <p>MM CUL-3 (continued from previous page)</p> <p>measures that shall be implemented to protect the discovered resources, including but not limited to, excavation of the finds and evaluation of the finds. If the resources are determined to be significant, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any paleontological/geological resources recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p> <p>If unique paleontological/geological resources are found during the field survey or literature review, the resources shall be inventoried and evaluated for significance. If the resources are found to be significant, mitigation measures shall be identified by the qualified paleontologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	[see previous page]	[see previous page]						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Cultural Resources (continued):									
MM CUL-3 (further continued from previous two pages) excavations of the finds. In addition, appropriate mitigation for excavation and construction activities in the vicinity of the resources found during the field survey or literature review shall include a paleontological monitor. The monitoring period shall be determined by the qualified paleontologist. If additional paleontological/geological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed.		[see Page 16]	[see Page 16]						
MM CUL-4: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most (continued on next page)		Prior to commencement of, and during, construction activities	DARM	X					

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Cultural Resources (continued):								
<p>MM CUL-4 (continued from previous page)</p> <p>likely descendant of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains.</p> <p>Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.</p>	[see previous page]	[see previous page]						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Section 5.8 - Hazards and Hazardous Materials									
MM HAZ-1: Re-designate the existing vacant land proposed for low density residential use, located northwest of the intersection of East Garland Avenue and North Dearing Avenue and within Fresno Yosemite International Airport Zone 1-RPZ, to Open Space.		Prior to development approvals	DARM						X
MM HAZ-2: Limit the proposed low density residential at (1 to 3 dwelling units per acre) located northwest of the airport, and located within Fresno Yosemite International Airport Zone 3-Inner Turning Area, to 2 dwelling units per acre or less.		Prior to development approvals	DARM						X
MM HAZ-3: Re-designate the current area located within Fresno Yosemite International Airport Zone 5-Sideline northeast of the airport to Public Facilities-Airport or Open Space.		Prior to development approvals	DARM						X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hazards and Hazardous Materials (continued):									
MM HAZ-4: Re-designate the current vacant lots located at the northeast corner of Kearney Boulevard and South Thorne Avenue to Public Facilities-Airport or Open Space.		Prior to development approvals	DARM						X
MM HAZ-5: Prohibit residential uses within Safety Zone 1 northwest of the Hawes Avenue and South Thorne Avenue intersection.		Prior to development approvals	DARM						X
MM HAZ-6: Establish an alternative Emergency Operations Center in the event the current Emergency Operations Center is under redevelopment or blocked.		Prior to redevelopment of the current Emergency Operations Center	Fresno Fire Department and Mayor/City Manager's Office					X	X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Section 5.9 - Hydrology and Water Quality:									
MM HYD-1: The City shall develop and implement water conservation measures to reduce the per capita water use to 215 gallons per capita per day. Verification comments:		Prior to water demand exceeding water supply	Department of Public Utilities (DPU)			X	X	X	
MM HYD-2: The City shall continue to be an active participant in the Kings Water Authority and the implementation of the Kings Basin IRWMP. Verification comments:		Ongoing	DPU			X	X	X	
MM HYD-5.1: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan collection systems to less than significant. <ul style="list-style-type: none"> Implement the existing Storm Drainage Master Plan (SDMP) for collection systems in drainage areas where the amount of imperviousness is unaffected by the change in land uses. <i>(continued on next page)</i>		Prior to exceedance of capacity of existing stormwater drainage facilities	Fresno Metropolitan Flood Control District (FMFCD), DARM, and PW			X	X		

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality (<i>continued</i>):								
<p>HYD-5.1 (<i>continued from previous page</i>)</p> <ul style="list-style-type: none"> Update the SDMP in those drainage areas where the amount of imperviousness increased due to the change in land uses to determine the changes in the collection systems that would need to occur to provide adequate capacity for the stormwater runoff from the increased imperviousness. Implement the updated SDMP to provide stormwater collection systems that have sufficient capacity to convey the peak runoff rates from the areas of increased imperviousness. <p>Require developments that increase site imperviousness to install, operate, and maintain FMFCD approved on-site detention systems to reduce the peak runoff rates resulting from the increased imperviousness to the peak runoff rates that will not exceed the capacity of the existing stormwater collection systems.</p> <p>Verification comments:</p>	[see previous page]	[see previous page]						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality (continued):									
MM HYD-5.2: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan retention basins to less than significant: Consult the SDMP to analyze the impacts to existing and planned retention basins to determine remedial measures required to reduce the impact on retention basin capacity to less than significant. Remedial measures would include: <ul style="list-style-type: none"> • Increase the size of the retention basin through the purchase of more land or deepening the basin or a combination for planned retention basins. • Increase the size of the emergency relief pump capacity required to pump excess runoff volume out of the basin and into adjacent canal that convey the stormwater to a disposal facility for existing retention basins. • Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce runoff volume to the runoff volume that will not exceed the capacity of the existing retention basins. 		Prior to exceedance of capacity of existing retention basin facilities	FMFCD, DARM, and PW			X	X		
Verification comments:									

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality (continued):									
<p>MM HYD-5.3: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan urban detention (stormwater quality) basins to less than significant.</p> <p>Consult the SDMP to determine the impacts to the urban detention basin weir overflow rates and determine remedial measures required to reduce the impact on the detention basin capacity to less than significant. Remedial measures would include:</p> <ul style="list-style-type: none"> • Modify overflow weir to maintain the suspended solids removal rates adopted by the FMFCD Board of Directors. • Increase the size of the urban detention basin to increase residence time by purchasing more land. The existing detention basins are already at the adopted design depth. • Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce peak runoff rates and runoff volume to the runoff rates and volumes that will not exceed the weir overflow rates of the existing urban detention basins. <p>Verification comments:</p>		Prior to exceedances of capacity of existing urban detention basin (stormwater quality) facilities	FMFCD, DARM, and PW			X	X		

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality (continued):								
MM HYD-5.4: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan pump disposal systems to less than significant. <ul style="list-style-type: none">Consult the SDMP to determine the extent and degree to which the capacity of the existing pump system will be exceeded.Require new developments to install, operate, and maintain FMFCD design standard on-site detention facilities to reduce peak stormwater runoff rates to existing planned peak runoff rates.Provide additional pump system capacity to maximum allowed by existing permitting to increase the capacity to match or exceed the peak runoff rates determined by the SDMP. Verification comments:	Prior to exceedance of capacity of existing pump disposal systems	FMFCD, DARM, and PW			X	X		

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

Hydrology and Water Quality (continued):

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

Section 5.13 - Public Services:

MM PS-1: As future fire facilities are planned, the fire department shall evaluate if specific environmental effects would occur. Typical impacts from fire facilities include noise, traffic, and lighting. Typical mitigation to reduce these impacts includes: <ul style="list-style-type: none"> <i>Noise:</i> Barriers and setbacks on the fire department sites. <i>Traffic:</i> Traffic devices for circulation and a "keep clear zone" during emergency responses. <i>Lighting:</i> Provision of hoods and deflectors on lighting fixtures on the fire department sites. Verification comments:	During the planning process for future fire department facilities	DARM				X		X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Public Services (continued):									
MM PS-2: As future police facilities are planned, the Police Department shall evaluate if specific environmental effects would occur. Typical impacts from police facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from police department facilities includes:		During the planning process for future Police Department facilities	DARM						X
<ul style="list-style-type: none"> • <i>Noise:</i> Barriers and setbacks on the police department sites. • <i>Traffic:</i> Traffic devices for circulation. • <i>Lighting:</i> Provision of hoods and deflectors on lighting fixtures on the Police Department sites. 									
Verification comments:									
MM PS-3: As future public and private school facilities are planned, school districts shall evaluate if specific environmental effects would occur with regard to public schools, and DARM shall evaluate other school facilities. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from school facilities includes:		During the planning process for future school facilities	DARM, local school districts, and the Division of the State Architect				X		X
<i>(continued on next page)</i>									

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Public Services (continued):								
MM PS-3 (continued from previous page) <ul style="list-style-type: none"> Noise: Barriers and setbacks placed on school sites. Traffic: Traffic devices for circulation. Lighting: Provision of hoods and deflectors on lighting fixtures for stadium lights. Verification comments:	[see previous page]	[see previous page]						
MM PS-4: As future parks and recreational facilities are planned, the City shall evaluate if specific environmental effects would occur. Typical impacts from parks and recreational facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from these facilities includes: <ul style="list-style-type: none"> Noise: Barriers and setbacks placed on school sites. Traffic: Traffic devices for circulation. Lighting: Provision of hoods and deflectors on lighting fixtures for outdoor play area/field lights. Verification comments:	During the planning process for future park and recreation facilities	DARM	X					

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Public Services (continued):									
MM PS-5: As future court, library, detention, and hospital facilities are planned, the appropriate agencies and DARM, when the City has jurisdiction, shall evaluate if specific environmental effects would occur. Typical impacts from court, library, detention, and hospital facilities include noise, traffic, and lighting. Typical mitigation to reduce these potential impacts includes:		During the planning process for future detention, court, library, and hospital facilities	DARM, to the extent that agencies approving/constructing these facilities are subject to City of Fresno regulation						X
<ul style="list-style-type: none"> Noise: Barriers and setbacks placed on school sites. Traffic: Traffic devices for circulation. Lighting: Provision of hoods and defectors on outdoor lighting fixtures 									
Verification comments:									

Section 5.15 - Utilities and Service Systems

MM USS-1: The City shall develop and implement a wastewater master plan update.		Prior to wastewater conveyance and treatment demand exceeding capacity	DPU				X	X	
Verification comments:									

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems (continued):									
MM USS-2: Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. By approximately the year 2025, the City shall construct the following improvements: <ul style="list-style-type: none">Construct an approximately 70 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased.Construct an approximately 0.49 MGD expansion of the North Facility and obtain revised waste discharge permits as the generation of wastewater is increased. Verification comments:		Prior to exceeding existing wastewater treatment capacity	DPU			X	X	X	
MM USS-3: Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. (continued on next page)		Prior to exceeding existing wastewater treatment capacity	DPU				X	X	

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems (continued):									
MM USS-3 (continued from previous page): After approximately the year 2025, the City shall construct the following improvements:		[see previous page]	[see previous page]						
<ul style="list-style-type: none"> Construct an approximately 24 MGD wastewater treatment facility within the Southeast Development Area and obtain revised waste discharge requirements as the generation of wastewater is increased. Construct an approximately 9.6 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased. 									
Verification comments:									
MM USS-4: Prior to construction, a Traffic Control/Traffic Management Plan to address traffic impacts during construction of water and sewer facilities shall be prepared and implemented, subject to approval by the City (and Fresno County, when work is being done in unincorporated area roadways). The plan shall identify hours of construction and for deliveries, haul routes, access and parking restrictions, pavement markings and signage; and it shall include the		Prior to construction of water and sewer facilities	PW for work in the City; PW and Fresno County Public Works when unincorporated area roadways are involved	X					
(continued on next page)									

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems (continued):								
MM USS-4 (continued from previous page): notification plan, and coordination with emergency service providers and schools. Verification comments:	<i>[see previous page]</i>	<i>[see previous page]</i>						
MM USS-5: Prior to exceeding capacity within the existing wastewater collection system facilities, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of a facility until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided. <ul style="list-style-type: none"> Orange Avenue Trunk Sewer: This facility shall be improved between Dakota and Jensen Avenues. Approximately 37,240 feet of new sewer main shall be installed and approximately 5,760 feet of existing sewer main shall be rehabilitated. The size of the new sewer main shall range from 27 inches to 42 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are RS03A, RL02, C01-REP, C02-REP, C03-REP, C04-REP, C05-REP, C06-REL and C07-REP. <i>(continued on next page)</i>	Prior to exceeding capacity within the existing wastewater collection system facilities	DPU				X	X	

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems (continued):								
MM USS-5 (continued from previous page)		[see previous page]						
<ul style="list-style-type: none"> • Marks Avenue Trunk Sewer: This facility shall be improved between Clinton Avenue and Kearney Boulevard. Approximately 12,150 feet of new sewer main shall be installed. The size of the new sewer main shall range from 33 inches to 60 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CM1-REP and CM2-REP. • North Avenue Trunk Sewer: This facility shall be improved between Polk and Fruit Avenues and also between Orange and Maple Avenues. Approximately 25,700 feet of new sewer main shall be installed. The size of the new sewer main shall range from 48 inches to 66 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CN1-REL1 and CN3-REL1. • Ashlan Avenue Trunk Sewer: This facility shall be improved between Hughes and West Avenues and also between Fruit and Blackstone Avenues. Approximately 9,260 feet of new sewer main shall be installed. The size of the new sewer main shall range from 24 inches (continued on next page) 								

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

Utilities and Service Systems (continued):

MM USS-5: <i>(further continued from previous two pages):</i> to 36 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CA1-REL and CA2-REP. Verification comments:	[see Page 34]	[see Page 34]						
MM USS-6: Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in MEIR Appendix J-1, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of one of the 28 pipeline segments until additional capacity is provided. Verification comments:	Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1 of the MEIR	DPU				X		
							X	
MM USS-7: Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that would demand additional water until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided. <i>(continued on next page)</i>	Prior to exceeding existing water supply capacity	DPU				X		

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems (continued):								
USS-7 (continued from previous page)	[see previous page]	[see previous page]						
<ul style="list-style-type: none">Construct an approximately 80 million gallon per day (MGD) surface water treatment facility near the intersection of Armstrong and Olive Avenues, in accordance with Chapter 9 and Figure 9-1 of the City of Fresno Metropolitan Water Resources Management Plan Update (2014 Metro Plan Update) Phase 2 Report, dated January 2012.Construct an approximately 30 MGD expansion of the existing northeast surface water treatment facility for a total capacity of 60 MGD, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.Construct an approximately 20 MGD surface water treatment facility in the southwest portion of the City, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.								
Verification comments:								

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems (continued):									
MM USS-8: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided by approximately 2025.		Prior to exceeding capacity within the existing water conveyance facilities	DPU			X	X	X	
<ul style="list-style-type: none">Construct 65 new groundwater wells, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.Construct a 2.0 million gallon potable water reservoir (Reservoir T2) near the intersection of Clovis and California Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.Construct a 3.0 million gallon potable water reservoir (Reservoir T3) near the intersection of Temperance and Dakota Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.									
(continued on next page)									

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems (continued):								
MM USS-8 (continued from previous page) <ul style="list-style-type: none"> Construct a 3.0 million gallon potable water reservoir (Reservoir T4) in the Downtown Planning Area, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 4.0 million gallon potable water reservoir (Reservoir T5) near the intersection of Ashlan and Chestnut Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct a 4.0 million gallon potable water reservoir (Reservoir T6) near the intersection of Ashlan Avenue and Highway 99, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct 50.3 miles of regional water transmission mains ranging in size from 24-inch to 48-inch diameter, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Construct 95.9 miles of 16-inch diameter transmission grid mains, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. Verification comments:	[see previous page]	[see previous page]						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems (continued):									
MM USS-9: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided after approximately the year 2025 and additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update. <ul style="list-style-type: none">Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 1) within the northern part of the Southeast Development Area.Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 2) within the southern part of the Southeast Development Area. Additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update.		Prior to exceeding capacity within the existing water conveyance facilities	DPU			X	X	X	
Verification comments:									

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

Utilities and Service Systems - Hydrology and Water Quality

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

Utilities and Service Systems - Biological Resources:

USS-11: When FMFCD proposes to provide drainage service outside of urbanized areas: (a) FMFCD shall conduct preliminary investigations on undeveloped lands outside of highly urbanized areas. These investigations shall examine wetland hydrology, vegetation and soil types. These preliminary investigations shall be the basis for making a determination on whether or not more in-depth wetland studies shall be necessary. If the proposed project site does not exhibit wetland hydrology, support a prevalence of wetland vegetation and wetland soil types then no further action is required. <i>(continued on next page)</i>	Prior to development approvals outside of highly urbanized areas	California Regional Water Quality Control Board (RWQCB), and USACE						
								X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

Utilities and Service Systems - Biological Resources (continued):**MM USS-11** (continued from previous page):

(b) Where proposed activities could have an impact on areas verified by the USACE as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall obtain the necessary Clean Water Act, Section 404 permits for activities where fill material shall be placed in a wetland, obstruct the flow or circulation of waters of the United States, impair or reduce the reach of such waters. (As part of FMFCD's Memorandum of Understanding, with CDFW, Section 404 and 401 permits would be obtained from the USACE and RWQCB for any activity involving filling of jurisdictional waters.) At a minimum, to meet "no net loss policy," the permits shall require replacement of wetland habitat at a 1:1 ratio.

(c) Where proposed activities could have an impact on areas verified by the USACE as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall submit and implement a wetland mitigation plan based on the wetland acreage verified by the USACE. The wetland mitigation plan shall be prepared by a qualified biologist or wetland scientist experienced in wetland creation, and shall include the following or equally effective elements:

(continued on next page)

[see previous page]

[see previous page]

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

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

<p>MM USS-11 <i>(further continued from previous two pages)</i></p> <ul style="list-style-type: none"> i. Specific location, size, and existing hydrology and soils within the wetland creation area. ii. Wetland mitigation techniques, seed source, planting specifications, and required buffer setbacks. In addition, the mitigation plan shall ensure adequate water supply is provided to the created wetlands in order to maintain the proper hydrologic regimes required by the different types of wetlands created. Provisions to ensure the wetland water supply is maintained in perpetuity shall be included in the plan. iii. A monitoring program for restored, enhanced, created, and preserved wetlands on the project site. A monitoring program is required to meet three objectives; 1) establish a wetland creation success criteria to be met; 2) to specify monitoring methodology; 3) to identify as far as is possible, specific remedial actions that will be required in order to achieve the success criteria; and 4) to document the degree of success achieved in establishing wetland vegetation. <p style="text-align: right;"><i>(continued on next page)</i></p>	[see Page 41]	[see Page 41]						
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A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

Utilities and Service Systems - Biological Resources (continued):

MM USS-11 <i>(further continued from previous three pages)</i>			[see Page 41]		[see Page 41]			
(d) A monitoring plan shall be developed and implemented by a qualified biologist to monitor results of any on-site wetland restoration and creation for five years. The monitoring plan shall include specific success criteria, frequency and timing of monitoring, and assessment of whether or not maintenance activities are being carried out and how these shall be adjusted if necessary. If monitoring reveals that success criteria are not being met, remedial habitat creation or restoration should be designed and implemented by a qualified biologist and subject to five years of monitoring as described above.								
Or								
(e) In lieu of developing a mitigation plan that outlines the avoidance, purchase, or creation of wetlands, FMFCD could purchase mitigation credits through a Corps approved Mitigation Bank.								
Verification comments:								

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - Biological Resources (continued):									
<p>MM USS-12: When FMFCD proposes to provide drainage service outside in areas that support seasonal wetlands or vernal pools:</p> <p>(a) During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools, FMFCD shall conduct a preliminary rare plant assessment. The assessment will determine the likelihood on whether or not the project site could support rare plants. If it is determined that the project site would not support rare plants, then no further action is required. However, if the project site has the potential to support rare plants; then a rare plant survey shall be conducted. Rare plant surveys shall be conducted by qualified biologists in accordance with the most current CDFW/USFWS guidelines or protocols and shall be conducted at the time of year when the plants in question are identifiable.</p> <p>(b) Based on the results of the survey, prior to design approval, FMFCD shall coordinate with CDFW and/or implement a Section 7 consultation with USFWS, shall</p> <p style="text-align: right;"><i>(continued on next page)</i></p>		During FMFCD facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools	California Department of Fish & Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS)						X

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - Biological Resources (continued):								
<p>MM USS-12 <i>(continued from previous page)</i></p> <p>determine whether the project facility would result in a significant impact to any special status plant species. Evaluation of project impacts shall consider the following:</p> <ul style="list-style-type: none"> • The status of the species in question (e.g., officially listed by the State or Federal Endangered Species Acts). • The relative density and distribution of the on-site occurrence versus typical occurrences of the species in question. • The habitat quality of the on-site occurrence relative to historic, current or potential distribution of the population. <p>(c) Prior to design approval, and in consultation with the CDFW and/or the USFWS, FMFCD shall prepare and implement a mitigation plan, in accordance with any applicable State and/or federal statutes or laws, that reduces impacts to a less than significant level.</p> <p>Verification comments:</p>	[see previous page]	[see previous page]						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - Biological Resources (continued):									
MM USS-12 <i>(further continued from previous two pages)</i>		[see Page 45]	[see Page 45]						
<ul style="list-style-type: none"> The habitat quality of the on-site occurrence relative to historic, current or potential distribution of the population. 									
(c) Prior to design approval, and in consultation with the CDFW and/or the USFWS, FMFCD shall prepare and implement a mitigation plan, in accordance with any applicable State and/or federal statutes or laws, that reduces impacts to a less than significant level.									
Verification comments:									
MM USS-13: When FMFCD proposes to provide drainage service outside in areas that support seasonal wetlands or vernal pools:			CDFW and USFWS						X
(a) During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools, FMFCD shall conduct a preliminary survey to determine the presence of listed vernal pool crustaceans. <i>(continued on next page)</i>		During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools							

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

Utilities and Service Systems - Biological Resources (continued):

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

Utilities and Service Systems - Biological Resources (continued):

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

Utilities and Service Systems - Biological Resources (continued):

MM USS-16 <i>(continued from previous page)</i> above survey shall be valid only for the season when it is conducted (b) During the construction stage, FMFCD shall avoid all burrowing owl nest sites potentially disturbed by project construction during the breeding season while the nest is occupied with adults and/or young. The occupied nest site shall be monitored by a qualified biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a 160-foot diameter non-disturbance buffer zone around the nest site. Disturbance of any nest sites shall only occur outside of the breeding season and when the nests are unoccupied based on monitoring by a qualified biologist. The buffer zone shall be delineated by highly visible temporary construction fencing. Based on approval by CDFW, pre-construction and pre-breeding season exclusion measures may be implemented to preclude burrowing owl occupation of the project site prior to project-related disturbance. Burrowing owls can be passively excluded from potential nest sites in the construction area, either by closing the burrows or placing one-way doors in the	<i>(continued on next page)</i>	<i>[see previous page]</i>	<i>[see previous page]</i>					

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Utilities and Service Systems - Biological Resources (continued):

MM USS-16 <i>(further continued from previous two pages)</i> burrows according to current CDFW protocol. Burrows shall be examined not more than 30 days before construction to ensure that no owls have recolonized the area of construction. For each burrow destroyed, a new burrow shall be created (by installing artificial burrows at a ratio of 2:1 on protected lands nearby). Verification comments:	[see Page 49]	[see Page 49]						
MM USS-17: When FMFCD proposes to construct drainage facilities in the San Joaquin River corridor: (a) FMFCD shall not conduct instream activities in the San Joaquin River between October 15 and April 15. If this is not feasible, FMFCD shall consult with the National Marine Fisheries Service and CDFW on the appropriate measures to be implemented in order to protect listed salmonids in the San Joaquin River. (b) Riparian vegetation shading the main-channel that is removed or damaged shall be replaced at a ratio and quantity sufficient to maintain the existing shading of the channel. The location of replacement trees on or within <i>(continued on next page)</i>	During instream activities conducted between October 15 and April 15	National Marine Fisheries Service (NMFS), CDFW, and Central Valley Flood Protection Board (CVFPB)						
								X

A - Incorporated into Project
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F

Utilities and Service Systems / Biological Resources (continued):

MM USS-17 (continued from previous page) FMFCD berms, detention ponds or river channels shall be approved by FMFCD and the Central Valley Flood Protection Board. Verification comments:	[see previous page]	[see previous page]						

Utilities and Service Systems – Recreation / Trails:

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

A - Incorporated into Project
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F

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

MM USS-18 (continued from previous page) (a) If short-term disruption of adopted existing or planned trails and associated recreational facilities occur, FMFCD shall consult and coordinate with Fresno County, City of Fresno, and City of Clovis to temporarily re-route the trails and associated facilities. (b) If permanent displacement of the adopted existing or planned trails and associated recreational facilities occur, the appropriate design modifications to prevent permanent displacement shall be implemented in the final project design or FMFCD shall replace these facilities. Verification comments:	[see previous page]	[see previous page]						

Utilities and Service Systems – Air Quality:

MM USS-19: When District drainage facilities are constructed, FMFCD shall: (a) Minimize idling time of construction equipment vehicles to no more than ten minutes, or require that engines be shut off when not in use. (continued on next page)	During storm water drainage facility construction activities	Fresno Metropolitan Flood Control District and SJVAPCD						
			X			X		

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 F - Not Applicable

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems – Air Quality (continued):									
MM USS-19 (continued from previous page)									
(b) Construction shall be curtailed as much as possible when the Air Quality Index (AQI) is above 150. AQI forecasts can be found on the SJVAPCD web site.		[see previous page]	[see previous page]						
(c) Off-road trucks should be equipped with on-road engines if possible.									
(d) Construction equipment should have engines that meet the current off-road engine emission standard (as certified by the California Air Resources Board), or be re-powered with an engine that meets this standard.									
Verification comments:									

Utilities and Service Systems – Adequacy of Storm Water Drainage Facilities:

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

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			A	B	C	D	E	F

Utilities and Service Systems – Adequacy of Water Supply Capacity:

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

Utilities and Service Systems – Adequacy of Landfill Capacity:

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

A - Incorporated into Project
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F - Not Applicable

EXHIBIT D-CITY OF FRESNO
MITIGATED NEGATIVE DECLARATION
PROJECT SPECIFIC MITIGATION MONITORING CHECKLIST
ENVIRONMENTAL ASSESSMENT NO. A-15-002/R-15-009/C-15-167/T-6108

Project/EA No. **A-15-002/R-15-009/C-15-167/T-6108** Date: November 25, 2015

	Mitigation Measure	Implemented By	When Implemented	Verified By
III-Air Quality and Global Climate Change	<p>III.1 Individual projects to be developed within the limits of the proposed project will be subject to San Joaquin Valley Air Pollution Control District Rules and Regulations, including Rule 9510 (Indirect Source Review), Regulation VIII (Fugitive Dust Prohibitions), Rule 2201 (New and Modified Stationary Source Review; applying to any stationary/industrial equipment that emits regulated pollutants in amounts specified by the rule), Rule 4002 (National Emissions Standards for Hazardous Air Pollutants), Rule 4102 (Nuisance; applying to any operation that emits or may emit air contaminants or other materials) and Rule 4641 (Cutback, Slow Cure and Emulsified Asphalt, Paving and Maintenance Operations).</p> <p>Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval. An AIA application shall be filed with the District prior to formal acceptance of any entitlement applications or subdivision maps for the described approximately 14.37 acre portion of the subject property located at the southeast corner of the intersection of East Shields and North Bliss Avenues.</p> <p>III.2 Development projects that exceed San Joaquin Valley Air Pollution Control District thresholds after accounting for Rule 9510 reductions to mitigate significant criteria pollutant impacts shall enter into Voluntary Emission Reduction Agreement (VERA) contracts with the SJVAPCD to purchase emission reductions obtained through projects funded under SJVAPCD grant and incentive programs.</p>	Applicant	Prior to applying for final discretionary approval and/or issuance of grading permit for any phase of development.	San Joaquin Valley Air Pollution Control District (SJVAPCD) / City of Fresno, Development and Resource Management Department
X-Land Use and Planning	X.1 Individual projects to be developed within the limits of the proposed project shall incorporate the elements and concepts of "Complete Neighborhoods" as defined within the Fresno General Plan with respect to residential projects. The defining characteristics of a Complete Neighborhood is a neighborhood that is self-sufficient.	Applicant	Project design phases / prior to approval of subsequent projects	City of Fresno, Development and Resource Management Department

EXHIBIT D-CITY OF FRESNO
MITIGATED NEGATIVE DECLARATION
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ENVIRONMENTAL ASSESSMENT NO. A-15-002/R-15-009/C-15-167/T-6108

Project/EA No. A-15-002/R-15-009/C-15-167/T-6108 Date: November 25, 2015

	Mitigation Measure	Implemented By	When Implemented	Verified By
	walkable, and interconnected. It provides residents with most all they need on a daily bases nearby. Proposed projects shall represent a range of housing choices utilizing common design components and aesthetically pleasing architectural design to create interest and character; neighborhood serving retail; parks and/or common open space areas within or near the neighborhood for active and passive recreational purposes; connectivity and walkability, and a Complete Streets system designed and operated to enable safe, attractive, and comfortable access and travel for all users such as pedestrians, bicyclists, motorist and public transport users of all ages and abilities.			
XIV-Public Services	XIV.1 The cost of the existing Fresno Metropolitan Flood Control District (FMFCD) Master Plan facilities are to be paid for through the collection of drainage fees to the FMFCD in accordance with the following. The density of the proposed project is consistent with an R-1 development; however, the fee rate identified by the FMFCD is based upon C-1 and R-1-50 rates. The drainage fee for the approximately 4.47 acre portion of Tract 6108 that was included as Outlot "B" of Tract 6033 is being calculated at an R-1-50 rate. The drainage fee for the approximately 2.09 acre portion of Tract 6108 previously zoned for commercial use will be calculated at a C-1 rate.	Applicant	Prior to issuance of grading and/or building permits.	Fresno Metropolitan Flood Control District & City of Fresno Development and Resource Management Department
XVI-Transportation / Traffic	XVI.1 Individual projects to be developed within the limits of the proposed project shall pay the Traffic Signal Mitigation Impact (TSMI) Fee of 47.12 per ADT, per the Master Fee Schedule, at the time of building permit. XVI.2 Individual projects to be developed within the limits of the proposed project shall pay the Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit.	Applicant	Prior to issuance of building permit for any phase of development.	City of Fresno, Department of Public Works, Traffic & Engineering Services Division

EXHIBIT D-CITY OF FRESNO
MITIGATED NEGATIVE DECLARATION
PROJECT SPECIFIC MITIGATION MONITORING CHECKLIST
ENVIRONMENTAL ASSESSMENT NO. A-15-002/R-15-009/C-15-167/T-6108

Project/EA No. A-15-002/R-15-009/C-15-167/T-6108 Date: November 25, 2015

	Mitigation Measure	Implemented By	When Implemented	Verified By
	XVI.5 Individual projects to be developed within the limits of the proposed project shall pay the Regional Transportation Mitigation Fee (RTMF) to the Joint Powers Agency. Provide proof of payment prior to issuance of building permits.			